## CITRUS COUNTY

**IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA**
PROBATE DIVISION
CASE #: 2025-CP-000803-A

IN RE: ESTATE OF
BRYAN D. LEWIS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BRYAN D. LEWIS, deceased, whose date of death was April 30, 2025; is pending in the Circuit Court for CITRUS County, Florida, Probate Division; File Number 2025-CP-000803-A; the address of which is 1540 N Meadowcrest Blvd, Crystal River, FL 34428. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Veronica F. Lewis
1272 Flintlock Drive
Daytona Beach, FL 32119

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Veronica F. Lewis, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**SUMMERFIELD TRAVEL**

Owner: Gina Marie Summerfield
1665 N Paulette Ter
Inverness, FL 34453

10/31/25LG 1T

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IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT,
IN AND FOR CITRUS COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,
vs.
Stanford Dean Kirkland, et al.
Defendants. Case No.: 2024 CA 000568 A
Division: Civil
Judge Kristie M. Healis

_____/
PUBLISH 2 CONSECUTIVE WEEKS
NOTICE OF ACTION
To:
KIMBERLY ANN SMITH
2689 WEST GARDENIA DRIVE
CITRUS SPRINGS, FL 34434
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) KIMBERLY ANN SMITH, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Citrus County, Florida:
Lot 9, Block 422, Citrus Springs Unit 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, public records of Citrus County, Florida.
AND
Parent Tract:
Lot 10, Block 422, Citrus Springs Unit 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, public records of Citrus County, Florida.
Tract "A":
Lying and being in the County of Citrus, State of Florida to-wit: Point of beginning at the Southeast corner of said Lot 10; thence N. 81° 14' 34" W. 48.81 feet; thence N. 07° 36' 09" E. 125.04 feet; thence S. 81° 14' 34" E. 51.33 feet; thence S. 08° 45' 26" W. 125.00 feet to the point of beginning. Situated and being in Section 15, Township 17 South, Range 18 East, Citrus County, Florida.
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court on the 14 day of October, 2025.
Traci Perry
CLERK OF THE CIRCUIT COURT
CITRUS COUNTY, FLORIDA
By: /s/ Dawn M. Peacock
Deputy Clerk
NOTICE TO PERSONS WITH DISABILITIES
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL, 34450, Phone: (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired, call 711.
FOR PUBLICATION – RETURN TO COPY:
THE MANLEY LAW FIRM LLC
11080-1023423

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**IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025 CP 000887 A

IN RE: ESTATE OF
DAVID EDWARD TAUBE
a/k/a DAVID TAUBE,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of David Edward Taube a/k/a David Taube, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Lawrence Kiepert
1814 E. Bismark Street
Hernando, Florida 34442

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025 CP 000776 A

IN RE: ESTATE OF
WALTER W. WEBER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of WALTER W. WEBER, deceased, whose date of death was August 5, 2024; File Number 2025 CP 000776 A, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
CAROL MARIE WEBER,
F/N/A CAROL SAPONARO
28 Holly Court
Homosassa, FL 34446

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA**
CIRCUIT CIVIL DIVISION
Case No.: 2025-CA-000492

CHRISTOPHER PETYS,
As Personal Representative of the ESTATE OF MARIA PETYS,
Plaintiff,
v.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties Claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH; and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties Claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH,
Defendants.

**NOTICE OF ACTION**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH;
and
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH:

YOU ARE HEREBY NOTIFIED of an action to Quiet Title to Real Property has been filed in regards to the following property:

Lots 18 and 19 in Block 25 – HOMOSASSA PARK ESTATES OF HOMOSASSA HILLS UNIT 2 – according to the map or plat thereof as recorded in Plat Book 4, page 130, public records of Citrus County, Florida.

Commonly known as: 6606 South Buchen Point, Homosassa, FL 34446

Parcel ID: 18E20S070010 00250 0180

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH; And The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH have been identified as having a potential interest in the outcome of the proceedings.

You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiffs attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiffs attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint.

DATED at Citrus County, Florida this 6th day of October, 2025.

Citrus County Clerk of the Circuit Court

By: s/ Jackie
Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA**
CASE NO.: 2025 CA 000519 A

TDP-FL LLC,
Plaintiff,
v.
ESTATE OF STANLEY SKOVRON, UNKNOWN HEIRS OF STANLEY SKOVRON, ESTATE OF MARY SKOVRON, UNKNOWN HEIRS OF MARY SKOVRON and TINA VITA ESTHMAN,
Defendants.

**NOTICE OF ACTION**

TO: ESTATE OF STANLEY SKOVRON
ADDRESS UNKNOWN

UNKNOWN HEIRS OF
STANLEY SKOVRON
ADDRESS UNKNOWN

ESTATE OF MARY SKOVRON
ADDRESS UNKNOWN

UNKNOWN HEIRS OF
MARY SKOVRON
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT:

APN 17E18527-280B0-0310

CRYSTAL RIVER VLG UNREC SUB LOTS 31 & 32 BLK B DESC IN OR BK 425 PG 849, OR BK 428 PG 472 & OR BK 857 PG 629.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N Apopka Ave, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. **If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint**.

DATED this 24th day of September, 2025.

Citrus County Clerk of the Circuit Court

By: s/ Amy Holmes
As Deputy Clerk

C.W. Wickersham, Jr., P.A.

10/24-11/14/25LG 4T

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## HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25000659CAAXMX
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
CHERYL K. LYNCH-CARRUTH A/K/A CHERYL LYNCH-CARRUTH A/K/A CHERYL LYNCH CARRUTH A/K/A CHERYL CARRUTH F/K/A CHERYL BOCK, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Cheryl K. Lynch-Carruth
Last Known Address: 8157 Fortune Hunter Drive, Brooksville, FL 34613
Current Residence: UNKNOWN
TO: Cheryl K. Lynch-Carruth
Last Known Address: 8163 NW 68TH Ave, Tamarac, FL 33321
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 1, BLOCK 76, BROOKRIDGE COMMUNITY, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 14 - 21, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
TOGETHER WITH 2017 MERI DOUBLE WIDE MOBILE HOME IDENTIFIED BY VIN # FLHML2F164829420A & FLHML2F164829420B
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 1, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
WITNESS my hand and the seal of this Court this 20th day of October, 2025.
DOUG CHORVAT, JR.
As Clerk of Court
By: /s/ Sonya Sanders
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1023349

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**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25001143CPAXMX

IN RE: ESTATE OF
MARY ANN QUINN
Deceased.

**NOTICE OF ACTION**
**(formal notice by publication)**

TO: JOEY JOHN QUINN AND ANY AND ALL HEIRS OF MARY ANN QUINN, Deceased

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before November 28, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on October 20, 2025.

Doug Chorvat, Jr.
As Clerk of the Court

By: s/ Illegible
As Deputy Clerk

10/31-11/21/25LG 4T

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**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25000951CPAXMX

IN RE: ESTATE OF
MICAH MORGAN MAXWELL
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICAH MORGAN MAXWELL, deceased, whose date of death was January 27, 2024; File Number 25000951CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
VALARIE J. GRIM
701 S. Howard Ave., Suite 106339
Tampa, FL 33606

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 25000562CAAXMX

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.
AMY B. MAWSON; et al.
Defendants

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY**

TO: AMY B. MAWSON WHOSE LAST KNOWN ADDRESS IS 10280 BANNISTER ST, SPRING HILL, FLORIDA 34608

UNKNOWN SPOUSE OF AMY B. MAWSON WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:

ALL THAT CERTAIN LAND SITUATE IN HERNANDO COUNTY, STATE OF FLORIDA

LOT 11, BLOCK 438, SPRING HILL UNIT 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

more commonly known as 10280 BANNISTER ST, SPRING HILL, FLORIDA 34608.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before November 28, 2025, and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hernando County, 20 N. Main Street, Brooksville, FL 34601, County Phone: 352-754-4201 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 20th day of October, 2025.

Doug Chorvat, Jr., Clerk of Circuit Court
Hernando County, Florida

By: s/ Doug Chorvat, Jr.
Deputy Clerk

25-F001575

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-870

IN RE: ESTATE OF
JEANETTE GAYE MORGAN
A/K/A JEANETTE BUTLER MORGAN
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Jeanette Gaye Morgan a/k/a Jeanette Butler Morgan, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE

**(Continued on next page)**

## HERNANDO COUNTY

FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Kathleen Desavino
786 Bogert Road
River Edge, New Jersey 07661

Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com

10/24-10/31/25LG 2T

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## HILLSBOROUGH COUNTY

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003457
Division B

IN RE: ESTATE OF
LONNIE J. WILLIAMS
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Lonnie J. Williams, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

## HILLSBOROUGH COUNTY

DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Cynthia A. Williams
3710 Williams Landing Cir., Apt. 2306
Tampa, Florida 33610

Attorney for Personal Representative:
/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
RORY B. WEINER PA
635 W. Lumsden Rd.
Brandon, Florida 33511
Telephone: (813) 681-3300
Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail:
jwallace@roryweiner.com

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-009186

FORDHAM-HAVERFORD PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,
vs.
BARRY HILL,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 28, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 30, Block CJ, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 28, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 27, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **January 29, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA**
Case No.: 25-CC-008472

THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,

## HILLSBOROUGH COUNTY

Plaintiff,
v.
JAMES W. BAKER and
TERESA D. BAKER,
Defendants.

**NOTICE OF ONLINE SALE**

**NOTICE IS HEREBY GIVEN** that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 23, Block 3, Ventana North Phase 1, according to the map or plat thereof, recorded in Plat Book 103, Pages 215-219, of the Public Records of Hillsborough County, Florida.

Property Address: 3816 Salida Del Sol Drive, Sun City Center, FL 33573

at public sale to the highest bidder for cash, except as set forth hereinafter, on **December 12, 2025** at **10:00 a.m.** at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

## HILLSBOROUGH COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 28th day of October, 2025.

**/s/ JESSICA C. BURLEY, ESQ.**
**David J. Lopez, P.A.**
PO Box 172717
Tampa, FL 33672-0717
Phone: (813) 229-0160
Fax: (813) 229-0165
Florida Bar No. 85801
jessica@davidlopezpa.com
Attorney for Plaintiff

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003695

## HILLSBOROUGH COUNTY

Division A

IN RE: ESTATE OF
JACQUELINE LYNN MAESTAS,
Deceased.

**NOTICE TO CREDITORS**
**(summary administration)**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JACQUELINE LYNN MAESTAS, deceased, File Number 25-CP-003695; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was September 24, 2025; that the total value of the estate is exempt real property and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
PATRICIA MAESTAS
6711 S. Hesperides Street
Tampa, Florida 33616

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 31, 2025.

Person Giving Notice:
/s/ PATRICIA E. MAESTAS
6711 S. Hesperides Street
Tampa, Florida 33616

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske, Esq.
Attorney for Petitioner
Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Boulevard, Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
CASE NO. 25-CP-3651
DIVISION A
Florida Bar #898791

IN RE: ESTATE OF
SHUN LEE, SR., a/k/a
SHUN LEE,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of SHUN LEE, SR., a/k/a SHUN LEE, deceased, Case Number 25-CP-3651, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
FRANKIE-ANNE H. HAYDEN
2911 La Villas Drive, Apt. #602,
Knoxville, TN 37917

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com
Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-002938

IN RE: ESTATE OF
ROBERT JOSEPH MARSELLA
a/k/a ROBERT MARSELLA,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Rob-

**(Continued on next page)**

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### CITY OF TAMPA
### MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
### PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **11/19/2025** at **1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**CASES TO BE HEARD AT THE 1:00 P.M. HEARING**

CASE NO: COD-25-0002482
NAME OF VIOLATOR: 4805 WESTSHORE PLACE
LOCATION OF VIOLATION: 4805 W LAUREL ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ELEANOR VILLAS LOT 18 AND EAST 35 FT OF LOT 31 AND ALL OF LOTS 32 33 AND 34
FOLIO: 112175.0000

CASE NO: COD-25-0003057
NAME OF VIOLATOR: FEELS LIKE HOME RENTALS INC
LOCATION OF VIOLATION: 6007 N CENTRAL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: OSCEOLA LOT 17
FOLIO: 163713.0000

CASE NO: COD-25-0003158
NAME OF VIOLATOR: OFF MARKET TEAM LLC
LOCATION OF VIOLATION: 3421 E NORTH BAY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MONTANA CITY LOT 2 BLOCK 10 TOGETHER WITH FOLLOWING BEG AT NW COR OF BLOCK 17 RUN S 50 FT E 100 FT N 50 FT W 100 FT TO POB
FOLIO: 156257.0000

CASE NO: COD-25-0003173
NAME OF VIOLATOR: MALDONADO TERESA
LOCATION OF VIOLATION: 1602 N GOMEZ AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANE'S AND HERMANN'S ADDITION TO WEST TAMPA LOTS 15 AND 16 BLOCK 3
FOLIO: 180655.0000

CASE NO: COD-25-0003179
NAME OF VIOLATOR: CANDIDO LIRA MELO
LOCATION OF VIOLATION: 8506 N 9TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 14 AND N 25 FT OF LOT 15 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 7
FOLIO: 146251.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

10/31-11/14/25LG 3T

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### NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **November 17, 2025**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit same to the Hearing Master at the public hearing before him/her. The recommendation of the Zoning Hearing Master will be filed with the Clerk within fifteen (15) working days after the conclusion of the public hearing.

**Virtual Participation Option:** Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

**In Person Participation:** While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE ZONING HEARING MASTER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

**REZONING REQUESTS**

Petition RZ-PD 25-1244, filed on 08/07/2025 by MSM Sunlake, LLC, represented by Anne Pollack / Trenam Law, of 200 Central Ave, Ste 1600, St. Petersburg, FL 33701, ph (727) 820-3989. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1 and is located at 18950 Sunlake Blvd.

Petition RZ-PD 25-1245, filed on 08/07/2025 by Raghava Mammaneni & Sridevi Parvathaneni, represented by Christopher S. McNeal / McNeal Engineering, of 15957 N Florida Ave, Lutz, FL 33549, ph (813) 968-1081. Requesting a Rezone to Planned Development. The property is presently zoned A & AR and is located at Paul Buchman Hwy, 660' S of E County Line Rd & Paul Buchman Hwy intersection, W side of the street.

Petition RZ-PD 25-1246, filed on 08/07/2025 by Mohamad Saad, represented by Isabelle Albert / Halff, of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Rezone to Planned Development. The property is presently zoned CG & RSC-9 and is located at SW corner or Hoffman Blvd & N Nebraska Ave.

Petition RZ-PD 25-1250, filed on 08/07/2025 by Hill Ward Henderson, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to Planned Development. The property is presently zoned AR & RSC-2 and is located at 11528 672 Hwy.

Petition RZ-STD 25-1319, filed on 08/26/2025 by Nicholas & Rosalie Apostoleres, represented by Patricia Ortiz / Ortiz Planning Solutions, of 2810 N Central Ave, Tampa, FL 33602, ph (813) 817-8492. Requesting a Rezone to RMC-9. The property is presently zoned RSC-6 and is located at 1221 Lakeside Dr.

Petition RZ-STD 25-1350, filed on 08/29/2025 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to BPO. The property is presently zoned ASC-1 and is located at 1604 Lithia Pinecrest Rd.

Petition RZ-STD 25-1390, filed on 09/08/2025 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to RMC-9. The property is presently zoned RSC-9 and is located at 808 E Grove Ave.

Petition RZ-STD 25-1418, filed on 09/15/2025 by Farmer Enterprise Florida LLC, represented by Robert Martin, of 6331 Gondola Dr, Riverview, FL 33578, ph (813) 843-5511. Requesting a Rezone to CI. The property is presently zoned ASC-1 & CG and is located at 206 W 92 Hwy.

**MAJOR MODIFICATION REQUESTS**

Petition MM 25-1239, filed on 08/07/2025 by Todd Pressman / Pressman & Assoc. Inc., of 200 2nd Ave, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (85-0355) and is located at NW corner of N 30th St & Bearss Ave.

Petition MM 25-1242, filed on 08/07/2025 by Stuart McPherson, represented by T. Truett Gardner / Gardner Brewer Hudson, of 400 N Ashley Dr, Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (24-0124) and is located at 7819 E Elm St.

Petition MM 25-1243, filed on 08/07/2025 by M Suites Hotel LLC, represented by Isabelle Albert / Halff, of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (08-0425) and is located at 13809 W Hillsborough Ave.

Petition MM 25-1247, filed on 08/07/2025 by 11202 Dewhurst LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (04-0459) and is located at NE corner of Patterson Rd & Bloomingdale Ave.

10/31/25LG 1T

## HILLSBOROUGH COUNTY

ert Joseph Marsella a/k/a Robert Marsella, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Maryann Nesbitt
1507 Eagle Ridge Drive
Downingtown, Pennsylvania 19335

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY**

GENERAL CIVIL DIVISION

CASE NUMBER: 24-CC-015462
DIVISION: K

SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC., a Florida Corporation,
Plaintiff,

vs.

DAVID E. HACKETT AND LAURA JEAN HACKETT,
Defendant(s).

**NOTICE OF SALE**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Hillsborough County, Florida, the following property situated in Hillsborough County, Florida, described as follows:

**Lot 58, Block A, MEADOWBROOK AT SUMMERFIELD UNIT 1, a subdivision according to the plat or map thereof described in Plat Book 61, at page(s) 23, of the Public Records of HILLSBOROUGH County, Florida.**

More commonly known as: 11911 Cedarfield Drive, Riverview, FL 33579

Will be sold at public sale by Victor D. Crist, as Clerk of the Court, to the highest and best bidder, for cash, on the **5th day of December, 2025**, day not less than 20 days after the date of the Judgment, at **10:00 A.M.** The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date October 28, 2025

This Instrument Prepared by:
Alexander Duarte
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638
(813) 933-7049

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 25-CP-3330

Division B

IN RE: ESTATE OF
DIANNE LEE LEGER A/K/A
DIANNE ADAMSON LEGER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Dianne Lee Leger a/k/a Dianne Adamson Leger, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
David Scott Leger
212 NE 25th Terrace
Cape Coral, Florida 33909

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

10/24-10/31/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**TAMPA BAY HOME HEALTH**

Owner: UHG Summit LLC
615 Channelside Drive, Ste 207
Tampa, FL 33602

10/31/25LG 1T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 24-CC-001609 – DIVISION V

THE TEMPLE TERRACE PATIO HOMES CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

LISA CHAMBERS, et al.,
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 27, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Unit No. 5, of the TEMPLE TERRACE PATIO HOMES CONDOMINIUM, a condominium according to the Declaration of Condominium, recorded in Official Record Book 3071, at Page 695, and in Condominium Plat Book 1, at Page 79 of Public Records of Hillsborough County, Florida. Together with all appurtenances, tenements, hereitaments thereto and an undivided interest in the common element of said condominium as set forth in the Declaration of Condominium with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining.

PROPERTY ADDRESS: 5264 Tennis Court Circle, Tampa, FL 33617.

will be sold by the Hillsborough County Clerk at public sale on **March 6, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
*Attorneys for Plaintiff*

10/17-10/24/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 25-CP-003658

Division B

IN RE: ESTATE OF
JANICE G. LITTLE A/K/A
JANICE LITTLE,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Janice G. Little a/k/a Janice Little, deceased, whose date of death was July 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Brenda M. Little
1501 Doyle Carlton Drive, #306
Tampa, Florida 33602

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER**

**(Continued on next page)**

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### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine whether or not:

**Vacating Petition V24-0012, vacate portion of unimproved platted public right-of-way lying within the plat of Orangeland, as recorded in Plat Book 10, Page 14, of the Public Records of Hillsborough County, Florida, located in Section 20, Township 29S, Range 20E, abutting folio 068128-0400**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfl.gov or by phone at (813) 276-2825.

**PARTICIPATION OPTIONS.** All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer at ADA@hcfl.gov or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

10/24-10/31/25LG 2T

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### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine whether or not:

**Vacating Petition V22-0016, vacate a portion of a platted public drainage easement lying within the plat of Bloomingdale Section "AA/GG" Unit 3 Phase 2, as recorded in Plat Book 78, Page 36, of the public records of Hillsborough County, Florida, located at 4407 Swift Circle, within folio number 088067-5926, in Brandon.**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

**PARTICIPATION OPTIONS.** All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represents your district.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

10/24-10/31/25LG 2T

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### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine whether or not:

**Vacating Petition V25-0013, vacate portion of a platted public utility easement, lying within the plat of Lakeview Village Section "B" Unit 1, as recorded in Plat Book 56, Page 42, of the public records of Hillsborough County, Florida, located at 1328 Corner Oaks Drive, within folio number 067494-0128, in Brandon.**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

**PARTICIPATION OPTIONS.** All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represent your district.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

10/24-10/31/25LG 2T

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### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be heard by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine whether or not:

**Vacating Petition V24-0015, vacate a portion of the platted ROW in Oakland Hills plat book 24 Page 7, of the public records of Hillsborough County, Florida, located in Section 11, Township 29 S, Range 19 E, within folios: 042388-0000 & 042387-0000**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

**PARTICIPATION OPTIONS.** All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: https://hcflgov.formstack.com/forms/land_use_public_comment_form. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: https://www.youtube.com/hillsboroughcountymeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represent your district.

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10/24-10/31/25LG 2T

## HILLSBOROUGH COUNTY

**FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**ENDER LOZANO PRODUCTIONS**

Owner: Ender J Lozano Villalobos
126 Sky Ridge Dr Lot 413
Valrico, FL 33594

10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003718
Division A

IN RE: ESTATE OF
CAROL A. NORDEN
a/k/a Carol Anna Norden,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Carol A. Norden a/k/a Carol Anna Norden, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is October 31, 2025.

Personal Representative:
Samuel H. Johnson
102 Cherrywood Ct.
Canonsburg, PA 15317

Attorney for Personal Representative:
Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
office@roberthmohr.com

10/31-11/7/25LG 2T

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IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation
Plaintiff(s),
CASE NO.: 2023CA012010
v.
GENERAL CIVIL DIVISION:
BENJAMIN JACOB MEYERS, MICHELLE MEYERS, STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., AYERSWORTH GLEN HOMEOWNERS` ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of October, 2025, and entered in Case No. 2023CA012010, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and BENJAMIN JACOB MEYERS, MICHELLE MEYERS, STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION INC AND AYERSWORTH GLEN HOMEOWNERS` ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10 A.M. on the 16th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 201, IN BLOCK 10 OF AYERSWORTH GLEN PHASE 3C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 16th day of October, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023070

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IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-015282
NATIONSTAR MORTGAGE, LLC
PLAINTIFF,
VS.
DEMETRIC O`NEAL, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated October 16, 2025 and entered in Case No. 23-CA-015282, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and DEMETRIC O`NEAL; SHELL POINT COMMUNITY ASSOCIATION, INC. and AQUA FINANCE, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 15th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 516, SHELL COVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 17th day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023131

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IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation
Plaintiff(s),
CASE NO.: 24-CA-000198
v.
GENERAL CIVIL DIVISION:
WILLIAM E. TERRY, III, CHINA TERRY, HERBERT E. PEEPLES, NATALIE L. PEEPLES AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of October, 2025, and entered in Case No. 24-CA-000198, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHINA TERRY, WILLIAM E. TERRY, III, NATALIE L. PEEPLES, AND HERBERT E. PEEPLES are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 12th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 25, BLOCK 3, WOODBERRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 16th day of October, 2025.
By: Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1022992

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IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation
Plaintiff(s),
CASE NO.: 24-CA-003057
v.
GENERAL CIVIL DIVISION:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. FIORE A/K/A RICHARD RUSSELL FIORE A/K/A RICHARD FIORE, RICHARD A. FIORE A/K/A RICHARD A. FIORE II, DENNIS KEITH FIORE A/K/A DENNIS K. FIORE A/K/A DENNIS FIORE, TIFFANIE PILAR FIORE A/K/A TIFFANIE P. FIORE A/K/A TIFFANIE MORRIS, COURTNEY MICHELE SPIELBERGER A/K/A COURTNEY SPIILBERGER, DAKOTAH MCGUIRE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
Defendant(s).
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of October, 2025, and entered in Case No. 24-CA-003057, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and COURTNEY MICHELE SPIELBERGER A/K/A COURTNEY SPIILBERGER, RICHARD A. FIORE A/K/A RICHARD A. FIORE II, DENNIS KEITH FIORE A/K/A DENNIS K. FIORE A/K/A DENNIS FIORE, DAKOTAH MCGUIRE, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, TIFFANIE PILAR FIORE A/K/A TIFFANIE P. FIORE A/K/A TIFFANIE MORRIS AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. FIORE A/K/A RICHARD RUSSELL FIORE A/K/A RICHARD FIORE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com 10:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 14, Block 5, Southwood Hills Unit No. 5, according to map or plat thereof as recorded in Plat Book 43, Page 70, of the Public Records of Hillsborough County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 16th day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023064

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IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007623
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ALEXAUNDRA PERRY, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Alexaundra Perry
Last Known Address: 1209 E Ohio St, Plant City, FL 33563
Current Residence: UNKNOWN
TO: Alexaundra Perry
Last Known Address: 2809 Fritzke Rd, Dover, FL 33527
Current Residence: UNKNOWN
TO: Unknown spouse of Alexaundra Perry
Last Known Address: 1209 E Ohio St, Plant City, FL 33563
Current Residence: UNKNOWN
TO: Unknown spouse of Alexaundra Perry
Last Known Address: 2809 Fritzke Rd, Dover, FL 33527
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 1209 E Ohio St, Plant City, FL 33563
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 1, BLOCK 31, MAP OF SOUTH LINCOLN PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before November 23, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 16th day of October, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1023164

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

**(Continued on next page)**

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## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., November 17, 2025, at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing.

**Virtual Participation Option:** Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Land Use Hearing Officer during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Land Use Hearing Officer, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer Hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

**In Person Participation:** While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above Facebook or YouTube link.

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

**VARIANCE REQUEST**

Petition VAR 25-1359, filed on 09/04/25 by Magela Publes, of 806 Gateway Ln, Tampa, FL 33613, ph (813) 924-6926. Requesting Variance to Fence Requirements and Variance to Accessory Structure Standards. The property is presently zoned RSC-6 and is located at 806 Gateway Ln.

Petition VAR 25-1369, filed on 09/05/25 by Todd Pressman, of 200 2nd Ave., S., #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Sign Requirements. The property is presently zoned PD 85-0206, and is located at 11720 & 11724 E. Dr. Martin Luther King Jr. Blvd.

Petition VAR 25-1414, filed on 09/15/25 by Todd Pressman, of 200 2nd Ave, S., #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Landscaping and Buffering Requirements. The property is presently zoned CG and is located at 17324 N. US Hwy 41.

Petition VAR 25-1422, filed on 09/17/25 by Gina Penney, of 1077 W. Blue Heron Blvd., West Palm Beach, FL 33404, ph (561) 720-6936. Requesting a Variance to Sign Requirements. The property is presently zoned PD 03-0424 and is located at 10425 Gibsonton Dr.

Petition VAR 25-1445, filed on 09/22/25 by Daniel M. Highsmith, of 11606 Monette Rd., Riverview, FL 33569, ph (813) 299-2837. Requesting a Variance to Accessory Dwelling Requirements. The property is presently zoned ASC-1 and is located at 11606 Monette Rd.

Petition VAR 25-1447, filed on 09/24/25 by Okaloosa Tampa Properties LLC., represented by High Design LLC., of 4809 Ridge Point Dr., Tampa, FL 33624, ph (813) 415-4115. Requesting a Variance to Minimum Lot Size by Available Utilities. The property is presently zoned RSC-9 and is located at 6430 Oran St.

Petition VAR 25-1450, filed on 09/23/25 by Lisa Gurton, of 840 South Grand Hwy., Clermont, FL 33432, ph (813) 892-0012. Requesting a Variance to Fence Requirements. The property is presently zoned RDC-12 (RS) and is located at 1301 Valley Groves Dr.

Petition VAR 25-1452, filed on 09/24/25 by Alejandro Allegue, of 1110 Lithia Pinecrest Rd., Brandon, FL 33511, ph (813) 409-1584. Requesting a Variance to Minimum Lot Size by Available Utilities. The property is presently zoned RSC-6 and is located at 405 Morningside Dr..

Petition VAR 26-0017, filed on 10/06/25 by Todd Pressman, of 200 2nd Ave., S. #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Sign Requirements. The property is presently zoned PD 06-1035 and is located at Brandermill Rd.,400 Ft E. of US Hwy. 41 and Brandermill Rd. Intersection, S side of the street.

**SPECIAL USES**

Petition SU-AB 25-1440, filed on 09/22/25 by Todd Pressman, of 200 2nd Ave., S. #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Special Use 3-PS Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 78-0122, CG and is located at 620 E. Brandon Blvd.

10/31/25LG 1T

## HILLSBOROUGH COUNTY

PROBATE DIVISION
File No. 2025-CP-2881
Division A

IN RE: ESTATE OF
BALA TRIPURA DURVASULA,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Bala Tripura Durvasula, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Ravi Venkata Durvasula
c/o Three Oaks Law
13500 Sutton Park Drive S., Suite 601
Jacksonville, FL 32224

Attorney for Personal Representative:
Wesley James Dickson, Esquire
Florida Bar Number: 1036175
Three Oaks Law
13500 Sutton Park Drive S., Suite 601
Jacksonville, FL 32224
Telephone: (904) 397- 4444
E-Mail: wesley@threeoakslaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-DR-001297

COURTNIE NEWMAN,
Petitioner,

and

JOSHUA NEWMAN,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: JOSHUA NEWMAN
Last Address:
3133 Rex Ave, Dover, FL 33572

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on COURTNIE NEWMAN, whose address is 570 Vista Ridge Dr, Ruskin, FL 33570, on or before 12/2/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: N/A

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated October 27, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Laronda Jones
Deputy Clerk

10/31-11/21/25LG 4T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 2025-CP-001323

IN RE: ESTATE OF
ROBERT EDWARD SUTORUS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ROBERT EDWARD SUTORUS, deceased, whose date of death was February 28, 2024, and whose social security number is XXX-XX-3359, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Elizabeth Budden
ELIZABETH BUDDEN

Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003414
Division B

IN RE: ESTATE OF
PAULINE SMITH POWERS
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PAULINE SMITH POWERS, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representatives:
/s/ JESSICA P. POWERS
4713 Barnum Lane
Alexandria, VA 22312

/s/ SAMANTHA R. POWERS
13730 15th Avenue NE, Unit C101
Seattle, WA 98125

Attorney for Personal Representatives:
/s/ Dana Kemper
HEMNESS FALLER ELDER LAW
Attorney for Petitioner
Dana Kemper, Esq.
Florida Bar # 0044337
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003590

IN RE: ESTATE OF
NICHOLAS CHRISTOPHER RODRIGUEZ
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of NICHOLAS CHRISTOPHER RODRIGUEZ, deceased, whose date of death was February 10, 2024; File Number 25-CP-003590, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
CINDY DIANE RODRIGUEZ
2052 Greenwood Valley Drive
Plant City, FL 33563

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**NXT INGREDIENTS**

Owner: Burtonia Enterprise Holdings LLC
3879 US 301 Suite 117
Riverview, FL 33578

10/31/25LG 1T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 25-CA-008377

NATIONSTAR MORTGAGE LLC,
Plaintiff,
vs.
WILLIAM GHOLSTON; UNKNOWN SPOUSE OF WILLIAM GHOLSTON; 4TH AVENUE LOFTS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

**NOTICE OF ACTION**

TO: WILLIAM GHOLSTON
Last Known Address:
10240 Parson Street, Tampa, FL 33615

UNKNOWN SPOUSE OF
WILLIAM GHOLSTON
Last Known Address:
10240 Parson Street, Tampa, FL 33615

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in HILLSBOROUGH County, Florida, legally described as:

CONDOMINIUM UNIT 2 OF 4TH AVENUE LOFTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 18135, PAGE(S) 1897, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

This property is located at the street address of: 1914 E 4th Avenue, 2, Tampa, FL 33605.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 12/1/2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in La Gaceta.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the court on October 23, 2025.

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
Elizabeth A. Wulff, Esq
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
(404) 474-7149
servicefl@mtglaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
CASE NUMBER: 25-CP-003373
DIVISION: A

IN RE: ESTATE OF
MICHAEL PATRICK HARRINGTON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL PATRICK HARRINGTON, deceased, file number 25-CP-003373, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is testate, the decedent's last will being executed on August 25, 2025.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
s/ Lela L. Lilyquist
1024 Meadow Lane
Brandon, FL 33511

Attorney for Personal Representative:
s/ John P. Flanagan, Jr., Esq.
710 Oakfield Drive, Suite 101
Brandon, FL 33511
(813) 681-5587
patflan@verizon.net
FBN: 218499

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-032627

CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
SHAMSHUDDIN NOORANI AND SABAAH NOORANI, HUSBAND AND WIFE
Defendant.

**NOTICE OF ACTION**

TO: SABAAH NOORANI
18032 Java Isle Drive
Tampa, FL 33647

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 184, Block 1, Cory Lake Isles - Phase 5, Unit 2, according to the map or plat thereof, as recorded in Plat Book 101, Page(s) 278 through 282, inclusive, of the Public Records of Hillsborough County, Florida.

Commonly known as 18032 Java Isle Drive, Tampa, FL 33647, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 26, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated October 21, 2025

Victor Crist, Hillsborough County Clerk of Court and Comptroller
800 E Twiggs St, Tampa, FL 33602

By: s/ Patricia Corbin
Deputy Clerk

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-026687

OAKS AT RIVERVIEW COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
ERIN EMIG, A SINGLE WOMAN
Defendant.

**NOTICE OF ACTION**

TO: ERIN EMIG
311 E Broad St
Tampa, FL 33614

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 6, Block 12, Oaks at Riverview, according to the map or plat thereof, as recorded in Plat Book 103, Page(s) 1 through 7, inclusive, of the Public Records of Hillsborough County, Florida.

Commonly known as 311 E Broad St, Tampa, FL 33614, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 26, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated October 21, 2025

Victor Crist, Hillsborough County Clerk of Court and Comptroller
800 E Twiggs St, Tampa, FL 33602

By: s/ Patricia Corbin
Deputy Clerk

10/31-11/7/25LG 2T

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**PUBLIC SALE**
**LANDLORD LIEN**
F.S.715.106

ERICK D. GOFF
8419 EDISON RD
LITHIA,FL 33547

**2006 YDV YDV27756E606**
**2018 CHEV 3GCPCREC0JG4011199**
**Sale Date 11-13-25@10AM**

10/31-11/7/25LG 2T

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**STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**NOTICE OF PROPOSED AGENCY ACTION**

The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (**File No. FD-29-0460146-001**) to the petitioner Jared Troy, c/o Michael Vinson, Environmental Consultants of Florida, LLC., 7910 North Tamiami Trail Suite 206 Sarasota, Florida 34243, for the property located in Section 17 & 20, Township 30 South, Range 20 East, Hillsborough County. The site is located at 10411 Pine Avenue Riverview, Florida 33578, Parcel ID: U-17-30-20-2S3-000000-00003.0.

The Department's file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP_460146/facility!search. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Melanie Tejeda at Melanie.Tejeda@FloridaDEP.gov or (813)-470-5949.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed within 21 days of receipt of this notice. Petitions filed

**(Continued on next page)**

by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 24-CP-3587
Division B

IN RE: ESTATE OF
JEFFREY ALLEN SHOCKLEY
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JEFFREY ALLEN SHOCKLEY, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Michael K. Shockley
Michael K. Shockley
1105 Orangewalk Drive
Brandon, Florida 33511

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-001591
Division A

IN RE: ESTATE OF
ALFONSO ORTIZ ALEJANDRO,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ALFONSO ORTIZ ALEJANDRO, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Ivan Ortiz Rivera
IVAN ORTIZ RIVERA
2715 W Rio Vista Ave
Tampa, Florida 33614

Attorney for Personal Representative:
/s/ Cela Delgado Webster
Cela Delgado Webster, Esq.
Attorney
Florida Bar Number: 275300
17425 Bridge Hill Ct, Suite 202
Tampa, FL 33647
Telephone: (813) 524-6393
Fax: (813) 524-6343
E-Mail: cwebster@chapellegal.com
Secondary E-Mail:
service@chapellegal.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case Number: 25-CP-002860
Division: Probate

IN RE: ESTATE OF
RAYMOND THOMAS WOOD a/k/a
RAYMOND T. WOOD a/k/a
RAYMOND WOOD,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of RAYMOND THOMAS WOOD a/k/a RAYMOND T. WOOD a/k/a RAYMOND WOOD, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
BONNIE JO MERCIER
2774 Gainesville Road S.E.
Palm Bay, FL 32909

Attorney for Personal Representative:
/s/ Kristina M. Varady
KRISTINA M. VARADY, ESQUIRE
Florida Bar No. 1042732
1329 Bedford Dr., Suite 1
Melbourne, Florida 32940
Phone: 321.329.5449
kristina@dialklein.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003646

IN RE: ESTATE OF
MICHAEL B. SPORRER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL B. SPORRER, deceased, whose date of death was September 14, 2025; File Number 25-CP-003646, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
BRIAN GEORGE SPORRER
15112 Heronglen Drive
Lithia, FL 33547

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003644

IN RE: ESTATE OF
JAYLON DANIEL ALLEN WEAVER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JAYLON DANIEL ALLEN WEAVER, deceased, whose date of death was March 24, 2025; File Number 25-CP-003644, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
TYLEE MARIE YOUNG
8406 Pritcher Rd.
Lithia, FL 33547

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
Case No.: 25-CP-002368

IN RE: ESTATE OF
MARSHA G. SCOTT-JOHNSON,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Marsha G. Scott-Johnson, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216–732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The first date of publication is 10/31/25.

Personal Representative:
Jose Uruena
3719 Carroway Street
Tampa, Florida 33619

Attorney for Personal Representative:
Marley Dodd, Esq.
Email Address:
marley@zoeckleinlawpa.com
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Email Address:
brice@zoeckleinlawpa.com
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FL**
PROBATE DIVISION
FILE NUMBER: 25-CP-003020

IN RE: THE ESTATE OF
MURIEL EVERETT BRATHWAITE,
aka MURIEL BRATHWAITE
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Muriel Everett Brathwaite, aka Muriel Brathwaite, deceased, whose date of death was February 21, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 31, 2025.

Personal Representative:
Hancock Whitney
4211 W Boy Scout Blvd, Suite 190
Tampa FL 33607

Attorney for Personal Representative:
SONYA C. COLON, ESQ.
13311 Winding Oak Ct, Suite A
Tampa FL 33612
FL Bar #35491
Office: 813-969-0331
Fax: 813-969-2140
Email: sonya.colon.esq@gmail.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003640
Division B

IN RE: ESTATE OF
MICHAEL ANTHONY ABELL SR
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL ANTHONY ABELL SR, deceased, who was found dead on September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Danielle Leigh Abell
DANIELLE LEIGH ABELL
5624 Flotilla Avenue
Tampa, FL 33619

Attorney for Personal Representative:
/s/ Dana Kemper
DANA KEMPER
Attorney
Florida Bar No. 0044337
Hemness Faller Elder Law
309 N. Parsons Avenue
Brandon, FL 33510
Telephone: (813) 661-5297
Email: dana@hemnesslaw.com
Secondary Email:
service@hemnesslaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
Case No. 2025-CP-003031
Division A

IN RE: ESTATE OF
SHARON B. SILVERIA
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Sharon B. Silveria, deceased, whose date of death was July 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representatives:
Kristen D. Harvey
11354 Pruett Road
Seffner, Florida 33854

Linda Ann Vrentas
15403 Woodcastle Place
Tampa, Florida 33613

Attorney for Personal Representatives:
/s/ Aaron W. Saoud, Esq.
Aaron W. Saoud, Esquire
Florida Bar No. 96124
AWS Law Firm
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
Primary email: attorney@awslaw.org
Secondary email: service@awslaw.org

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003304

IN RE: ESTATE OF
PHUONG THUY NGUYEN
a/k/a PHUONG NGUYEN,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Phuong Thuy Nguyen a/k/a Phuong Nguyen, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE

**(Continued on next page)**

## HILLSBOROUGH COUNTY

FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Nhi Boikha Nguyen
11439 Cypress Park Street
Tampa, Florida 33624

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003436

IN RE: ESTATE OF
ANTHONY ARMETTA
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ANTHONY ARMETTA, deceased, whose date of death was May 11, 2025; File Number 25-CP-003436, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE

## HILLSBOROUGH COUNTY

LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
HEATHER ANN ARMETTA
926 Jere Circle
Lakeland, FL 33801

Personal Representative's Atto rneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-006616

HIGHGATE II CONDOMINIUM ASSOCIATION, INC.,

## HILLSBOROUGH COUNTY

Plaintiff,

vs.

JENNIPHER ROBBINS, ARTHUR WILLIAM MOFFA, JR., AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR A. MOFFA,
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 13, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Unit 155, Phase 2 of Highgate II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4054, Page(s) 371, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

ADDRESS: 2024 Heathfield Circle Unit #155, Sun City Center, FL 33573

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M.** on **December 5, 2025**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this

## HILLSBOROUGH COUNTY

notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Attorney for Plaintiff

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-012972

CHEVAL PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

SUZANNA B. ROBERTS,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 9, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 4, BLOCK 2, OF CHEVAL POLO AND GOLF CLUB PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THAT PART OF LOT 3 BLOCK 2 OF CHEVAL POLO AND GOLF CLUB PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT 57 PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA BEING DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST

## HILLSBOROUGH COUNTY

CORNER OF SAID LOT 3 BLOCK 2 RUN THENCE S 69 DEGREES 15 MINUTES 23 EAST 20 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 THENCE RUNNING THROUGH SAID LOT 3 SOUTH 20 DEGREES 44 MINUTES 37 SECONDS WEST 221.05 FEET TO A PORTION IN THE SOUTH BOUNDARY OF SAID LOT 3 THENCE N 69 DEGREES 15 MINUTES 23 SECONDS WEST 20 FEET ALONG THE SOUTH BOUNDARY TO THE SOUTHWEST CORNER OF SAID LOT 3 THENCE NORTH 20 DEGREES 44 MINUTES 37 SECONDS EAST 221.05 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 TO THE POINT OF BEGINNING.

ADDRESS: 4813 Cheval Blvd., Lutz, FL 33558

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M.** on **November 21, 2025**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-020253

LAS PALMAS TOWNHOMES OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MR. JR PREMIER PROPERTIES LLC,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 17, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 37, LAS PALMAS TOWNHOME-FACE 2 according to the map or plat thereof as recorded in Plat Book 105, Pages 196 through 202, of the Public Records of Hillsborough County, Florida.

ADDRESS: 2008 Fiesta Ridge Court, Tampa, FL 33604

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M.** on **December 1, 2025**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-015584

LAKEVIEW AT CALUSA TRACE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

RAYMOND DIEFFENBACHER,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 13, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Condominium Unit 4202 of Lake View at Calusa Trace, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 15389, Pages 553 through 657, of the Public Records of Hillsborough County, Florida; together with any and all amendments thereto, as from time to time may be filed of record; and according to the Condominium Plat thereof recorded in Condominium Book 20, Page 36, of the Public Records aforesaid; together

**(Continued on next page)**

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**CITY OF TAMPA**
**MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS**
**PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **11/5/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**CASES TO BE HEARD AT THE 9:00 A.M. HEARING**

CASE NO: COD-25-0002246
NAME OF VIOLATOR: MATT MITCHAM/TRUSTEE
LOCATION OF VIOLATION: 813 E CHELSEA ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)b 19-238
LEGAL DESCRIPTION: MAXWELLTON SUBDIVISION CORRECTED PLAT W 62 FT OF LOT 1 BLOCK 1 LESS ADD L R/W
FOLIO: 166353.0000

CASE NO: COD-25-0002586
NAME OF VIOLATOR: 2W PROPERTIES LLC
LOCATION OF VIOLATION: 1308 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 19-47
LEGAL DESCRIPTION: CITY WALK YBOR TOWNHOMES LOT 1
FOLIO: 186698.0000

CASE NO: COD-25-0002659
NAME OF VIOLATOR: ALANDA APRIL WALKER AND
LOCATION OF VIOLATION: 8423 N 15TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 27 28 29 AND 30 AND W 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 145588.0000

CASE NO: COD-25-0002695
NAME OF VIOLATOR: JAMES L BURKE AND MARY E
LOCATION OF VIOLATION: 1702 E NOME ST, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: FERN CLIFF LOT 259
FOLIO: 149928.0000

CASE NO: COD-25-0002711
NAME OF VIOLATOR: WARREN A HARDING
LOCATION OF VIOLATION: 401 W BIRD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 1 LOT 7 BLOCK 1
FOLIO: 100695.0000

CASE NO: COD-25-0002786
NAME OF VIOLATOR: NATHAN EDWARDS
LOCATION OF VIOLATION: 699 E IDLEWILD AVE, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: MABRY'S SUBDIVISION LOT BEG 521 FT W OF NE COR OF LOT 1 & RUN W 111.15 FT S 158 FT E 111.9 FT & N 161 FT TO BEG LESS PART FOR SR 93 BLOCK 4
FOLIO: 163676.0000

CASE NO: COD-25-0002797
NAME OF VIOLATOR: TAMPA DEVELOPMENT GROUP
LOCATION OF VIOLATION: 715 E BIRD ST, TAMPA, FL
CODE SECTIONS: 19-57 19-233(a) 19-237 19-237(3)
LEGAL DESCRIPTION: LOT BEG 50 FT S OF C/L OF E BIRD ST AND 377.5 FT W OF C/L OF NEBRASKA AVE AND RUN S 89 DEG 42 MIN W 210.90 FT S 265 FT N 89 DEG 42 MIN E 212.3 FT AND N 265 FT TO BEG
FOLIO: 100623.0000

CASE NO: COD-25-0002841
NAME OF VIOLATOR: ESTATE OF JOSE JUAN PEREZ
LOCATION OF VIOLATION: 8506 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: SULPHUR HILL LOT 9 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLK 2
FOLIO: 145766.0000

CASE NO: COD-25-0002883
NAME OF VIOLATOR: GABINO DIAZ III
LOCATION OF VIOLATION: 2103 W IDLEWILD AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 41 BLOCK 3
FOLIO: 104696.0000

CASE NO: COD-25-0002921
NAME OF VIOLATOR: ESTATE OF BARBARA ANN LARRY
LOCATION OF VIOLATION: 3014 E HANNA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-56 19-231(15)c
LEGAL DESCRIPTION: WOODLAND TERRACE LOT 12 BLOCK 3
FOLIO: 151808.0000

CASE NO: COD-25-0002941
NAME OF VIOLATOR: MONICA L THOMPSON
LOCATION OF VIOLATION: 7303 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)a Paint
LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 19 BLOCK 4
FOLIO: 162018.0000

CASE NO: COD-25-0002943
NAME OF VIOLATOR: TAMPA INVESTMENTS LLC
LOCATION OF VIOLATION: 5905 N CHEROKEE AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50 19-234
LEGAL DESCRIPTION: HEALTHY HILL RESUBDIVISION OF BLOCK 1 LOT 4 BLOCK 1
FOLIO: 163742.0000

CASE NO: COD-25-0002945
NAME OF VIOLATOR: CHERYL MINGO BEXLEY
LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7
FOLIO: 104951.0000

CASE NO: COD-25-0002976
NAME OF VIOLATOR: SCOTT WILLIG
LOCATION OF VIOLATION: 8411 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: EL PORTAL LOT 5 BLOCK 30
FOLIO: 98810.0000

CASE NO: COD-25-0003025
NAME OF VIOLATOR: ROBERT C UPTON
LOCATION OF VIOLATION: 8123 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: WILMA OAK GROVE SUBDIVISION LOTS 35 AND 36 AND W 1/2 OF ALLEY E THEREOF
FOLIO: 101749.0000

CASE NO: COD-25-0003041
NAME OF VIOLATOR: LANG SHUANG
LOCATION OF VIOLATION: 7805 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(8) 19-231(10) 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 BLOCK 77
FOLIO: 147053.0000

CASE NO: COD-25-0003092
NAME OF VIOLATOR: TED ALEXANDER HUTCHESON
LOCATION OF VIOLATION: 323 W HANLON ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: WITTE'S RESUBDIVISION LOTS 13 AND 14 AND THAT PART OF HANLON AVE LYING W OF NLY EXT OF W R/W LINE OF OLA AVE AND LYING E OF HILLSBORO RIVER
FOLIO: 161229.0000

CASE NO: COD-25-0003111
NAME OF VIOLATOR: VICTOR ZAMORA
LOCATION OF VIOLATION: 911 W HILLSBOROUGH AVE, TAMPA, FL
CODE SECTIONS: 19-237
LEGAL DESCRIPTION: RIVERSIDE ESTATES LOT 7 LESS R/W BEG 225.70 FT W OF SE COR OF LOT 4 FOR POB CONT W 24.30 FT N 16 DEG 22 MIN 55 SEC W 4.36 FT N 03 DEG 50 MIN 10 SEC W 18.07 FT AND S 50 DEG 21 MIN 05 SEC E 34.73 FT TO POB BLOCK 5
FOLIO: 104826.0000

CASE NO: COD-25-0003114
NAME OF VIOLATOR: JASON MCBRIDE
LOCATION OF VIOLATION: 4219 E CURTIS ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-231(15)b
LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 86
FOLIO: 154629.0000

CASE NO: COD-25-0003118
NAME OF VIOLATOR: VICTOR ZAMORA ST
LOCATION OF VIOLATION: 1904 W WATERS AVE, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: WEST WILMA E 10 FT OF LOT 125 AND LOT 126
FOLIO: 101540.0000

CASE NO: COD-25-0003133
NAME OF VIOLATOR:
LOCATION OF VIOLATION: 708 W FRANCES AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-233(a)
LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK C AND 8 FT VACATED ALLEY ABUTTING ON SOUTH
FOLIO: 183388.0000

CASE NO: COD-25-0003149
NAME OF VIOLATOR: ANNA MAE JENKINS/ LIFE
LOCATION OF VIOLATION: 4210 W GREEN ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: FOREST HEIGHTS E 28.9 FT OF N 1/2 OF LOT 13 AND W 21.1 FT OF N 1/2 OF LOT 14
FOLIO: 111579.0000

CASE NO: COD-25-0003178
NAME OF VIOLATOR: BRADLEY WILLIAMS SEIDEL AND JILL
LOCATION OF VIOLATION: 108 W KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: WOODCLEFT W 95 FT OF LOTS 11 AND 12 BLOCK 1
FOLIO: 162823.0000

**CASES TO BE HEARD AT THE 1:00 P.M. HEARING**

CASE NO: COD-25-0002362
NAME OF VIOLATOR: SOLITAS HOUSE INC
LOCATION OF VIOLATION: 1029 E HILLSBOROUGH AVE, TAMPA, FL
CODE SECTIONS: 27-289-9 27-326
LEGAL DESCRIPTION: LOT BEG 440 FT W OF NE COR OF NW 1/4 OF NW 1/4 RUN W 220 FT S 165 FT E 108 FT S 5 FT E 57 FT N 20 FT E 55 FT N 150 FT TO POB LESS N 50 FT FOR RD TOGETHER WITH THE FOLLOWING TRACT BEG 165 FT S OF NW COR OF NE 1/4 OF NW 1/4 OF NW 1/4 RUN S 165 FT E 180 FT N 160 FT W 72 FT N 5 FT W 108 FT TO POB LESS RD R/W
FOLIO: 171256.0000

CASE NO: COD-25-0002872
NAME OF VIOLATOR: CSN INC
LOCATION OF VIOLATION: 2119 W FARWELL DR, TAMPA, FL
CODE SECTIONS: 27-156
LEGAL DESCRIPTION: WELLSWOOD ESTATES UNIT NO 2 PLAT 28 PAGES 31 32 AND 33 LOT BEG AT SE COR OF LOT 22 AND RUN WLY ALONG FARWELL DR 14 FT N 2 DEG 37 MIN W 145.87 FT N 89 DEG 43 MIN E 78.08 FT S 2 DEG 37 MIN E 142.70 FT TO FARWELL DR AND WLY ALONG DR 64 FT TO BEG BLOCK 34
FOLIO: 105890.0000

CASE NO: COD-25-0003202
NAME OF VIOLATOR: ISAAC CHASE HILD
LOCATION OF VIOLATION: 8200 N SAINT PETER AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5) b 27-326
LEGAL DESCRIPTION: S 100 FT OF N 783 FT OF W 177 FT OF E 660 FT OF NE 1/4 OF NE 1/4
FOLIO: 102613.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

10/10-10/31/25LG 4T

## HILLSBOROUGH COUNTY

with an undivided share or interest in the common elements appurtenant thereto.

ADDRESS: 18101 Peregrines Perch Place, #202, Lutz, FL 33558

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M.** on **December 5, 2025**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Attorney for Plaintiff

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
Case No.: 23-CC-125237

THE QUARTER AT YBOR CONDOMINIUM ASSOCIATION, INC,
Plaintiff,
vs.
KENNETH D. MYERS,
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 19, 2025, by the County Court of Hillsborough County, Florida, the property described as:

Unit No. 5-315 of THE QUARTER AT YBOR, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 15311, at Page 1006, of the Public Records of Hillsborough County, Florida and all amendments thereto, together with its undivided share in the common elements.

and more commonly known as 1810 E. Palm Ave, Unit 5315, Tampa, FL 33605 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M.** on **December 1, 2025**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 22nd day of October 2025.

/s/ Tiffany Love
Tiffany Love Esq.
Florida Bar No.: 92884
tiffany.love@arlaw.com
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5541
Facsimile: (813) 227-5641
*Attorneys for Plaintiff*

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**EVERGREEN ESTERO**

Owner: Evergreen at Estero Oaks, LP
450 Knights Run Ave, Suite 1702
Tampa, FL 33602

10/31/25LG 1T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**DK DIGITAL MARKETING**

Owner: DeMarcus King
8720 Serene Retreat Lane
Tampa, FL 33619

10/31/25LG 1T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**SEW DARN CUTE CREATIONS**

Owner: Destini Dearborn
12105 Dagwood Way
Riverview, FL 33579

## HILLSBOROUGH COUNTY

10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-3330
Division B

IN RE: ESTATE OF
DIANNE LEE LEGER A/K/A
DIANNE ADAMSON LEGER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Dianne Lee Leger a/k/a Dianne Adamson Leger, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
David Scott Leger
212 NE 25th Terrace
Cape Coral, Florida 33909

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-3322
Division A

IN RE: ESTATE OF
JOSE A. ROBLES
A/K/A JOSE ANGEL ROBLES
Deceased.

**NOTICE TO CREDITORS**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Jose A. Robles a/k/a Jose Angel Robles, deceased, File Number 25-CP-3322, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was July 1, 2025; that the total value of the estate is $23,557.82 and that the names and addresses of those to whom it has been assigned by such order are:

| Name | Address |
|---|---|
| Joellyn Robles | 2714 W. Gray St.<br>Tampa, FL 33609 |
| Oscar Robles | 10809 N. 62nd St.<br>Temple Terrace, FL 33617 |
| Ines Marie Fonseca | 19630 Woodland Manor Pl.<br>Lutz, FL 33549 |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice:
Joellyn Robles
2714 W. Gray Street
Tampa, FL 33609

Attorney for Person Giving Notice:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC

## HILLSBOROUGH COUNTY

1520 W. Cleveland Street
Tampa, FL 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003620
Division A

IN RE: ESTATE OF
SALLY C. CIKA
a/k/a Sally Carol Cika,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Sally C. Cika a/k/a Sally Carol Cika, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is October 24, 2025.

Personal Representative:
Nancy Shurlow
1061 Parkview Boulevard
Pittsburgh, PA 15217

Attorney for Personal Representative:
Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003570

IN RE: ESTATE OF
BETTY JEAN WILLIAMS
Deceased.

**NOTICE TO CREDITORS**
(summary administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of BETTY JEAN WILLIAMS, deceased, File No. 25-CP-003570, by the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was July 9, 2025; that the total value of the estate is $61,281.76 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: BRIAN TODD HOLLOWAY, 1950 Samantha Lane, Valrico, Florida 33594; TERRI ELIZABETH HOLLOWAY, 3520 SE 93rd Place, Ocala, Florida, 34480; LISA LEIGH HOLLOWAY, 97 Attala Court N, Ellijay, Georgia 30540; ROBIN LYN HUFFMAN, 2951 SW 66th Street, Ocala, Florida 34476; LAURA MCINTYRE MEYER, 97 Attala Court N, Ellijay, Georgia 30540.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Petitioner:
/s/ BRIAN TODD HOLLOWAY
1950 Samantha Lane
Valrico, Florida 33594

Attorney for Petitioner:
/s/ Danielle Faller
Danielle Faller, Esq.
Florida Bar # 106324
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, Florida 33510-4515
(813) 661-5297
(813) 689-8725 fax
danielle@hemnesslaw.com
service@hemnesslaw.com

## HILLSBOROUGH COUNTY

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 24-DR-010990
Division: B

IN RE: ADOPTION OF
A.G.G.,
Adoptee

**NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION**

TO: ANDRES FELIPE LONDONO GIRALDO
Address Unknown

A petition to terminate parental rights pending adoption has been filed. **A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request.**

The minor child is identified as follows:
Name of child on birth certificate: A.L.G.
Date of Birth: 08/12/2014
Place of Birth: Miami, Florida
NAME TO BE GIVEN TO CHILD
A.G.G.

Physical Description of Respondent:
Age: 43, DOB 08/13/1981
Race: White
Hair Color: Black/Dark Brown
Eye Color: Brown
Approximate Height: 5'7"
Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on NOVEMBER 24, 2025 at 11:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

**FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.**

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602- 4935, before NOVEMBER 24, 2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.**

Dated 10/21/2025

Victor D. Crist
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

10/31-11/21/25LG 4T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 25-CA-007972

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND
Plaintiff,
vs.
MARTIZA L. MOLINA; et al.
Defendants

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY**

TO: MARTIZA L. MOLINA WHOSE LAST KNOWN ADDRESS IS 8543 N HYALEAH RD, TAMPA, FL 33617

UNKNOWN SPOUSE OF MARTIZA L. MOLINA WHOSE LAST KNOWN ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:

LOT 22, BLOCK 2, RIVER MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE(S) 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 8543 N HYALEAH RD, TAMPA, FL 33617-6405.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 11/25/2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, 800 E. Twiggs Street, Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 20th day of October, 2025.

## HILLSBOROUGH COUNTY

Victor D. Crist, Clerk of Court
Hillsborough County, Florida
800 E Twiggs St, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

25-F001526

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-002891

IN RE: ESTATE OF
ELIO IGNACIO LINARES
Deceased.

**NOTICE TO CREDITORS**
**(Summary Administration)**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Elio Ignacio Linares, deceased, File Number 2025-CP-002891, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was May 5, 2025; that the total value of the estate is $30,351.80 and that the names and addresses of those to whom it has been assigned by such order are:

| Name | Address |
|---|---|
| Jose I. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |
| Cindy M. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |
| Luis J. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice:
Cindy M. Linares
7517 Caron Road
Tampa, Florida 33615

Attorney for Person Giving Notice:
J. Randy Edmonson
E-mail Address: randy@dewittlaw.com
Florida Bar No. 85858
DeWitt Law Firm, P.A.
1560 W. Cleveland Street
Tampa, Florida 33606

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003150
Division B

IN RE: ESTATE OF
JULIE PETTINGILL, a/k/a
JULIE A. PETTINGILL
Deceased.

**NOTICE TO CREDITORS**
**(summary administration)**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Julie Pettingill, deceased, File Number 25-CP-003150, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601; that the decedent's date of death was March 16th, 2025; that the total value of the estate is $17,000.00 and that the name and address of those to whom it has been assigned by such order is:

Julie Pettingill Trust u/a/d July 17, 2024
Tonia Erickson Successor
3900 Poplar Grove Road
Cookeville, TN 38506

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice:
Tonia Erickson, Successor Trustee
3900 Poplar Grove Road
Cookeville, TN 38506

Attorney for Person Giving Notice:
Cynthia M. Petitjean PL
1306 Thonotosassa Road
Plant City, FL 33563
Telephone: (813) 659-2020
Florida Bar No. 947512
Email Address: cmp@cmp-law.com

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-CC-21207
Division M

CANTERBURY TRAIL AT CROSS CREEK HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,
vs.

**(Continued on next page)**

## HILLSBOROUGH COUNTY

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISHMAEL YASHA MALONE, DECEASED,
Defendant.

**NOTICE OF ACTION**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISHMAEL YASHA MALONE, DECEASED
6256 Bradford Wood Dr.
Zephyrhills, FL 33542

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 16, Cross Creek Gardens Subdivision, according to the map or plat thereof, as recorded in Plat Book 107, at Page 122 the Public Records of Hillsborough County, Florida.

And more commonly known as: 18002 New Wales Place, Tampa, Florida 33647

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before 11/6/2025, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the ADA coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on October 1, 2025

Victor Crist, Hillsborough County Clerk of Court, 800 E Twiggs St, Tampa FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

Adams and Reese LLP

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File Number: 25-CP-003540
Div: A

In Re: Estate of
Daniel Joseph O'Neal III,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Daniel Joseph O'Neal III, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Marvin Patrick Socha
3103 W El Prado Blvd, Unit B
Tampa, FL 33629

Attorney For Personal Representative:
Anthony DiPierro Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003470
Division A

IN RE: ESTATE OF
MARLENE ENGELSON POWERS,
A/K/A MARLENE ANN POWERS
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Marlene Engelson Powers, a/k/a Marlene Ann Powers, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Nancy Engelson Alston
12697 N. Boulevard
Tampa, Florida 33612

Attorney for Personal Representative:
Harvey Schonbrun, Esquire
Attorney
Florida Bar Number: 149062
P.O. Box 20587
Tampa, Florida 33622-0587
Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
FILE NO. 25-CP-003102
DIVISION B

IN RE: ESTATE OF
TODD KINGSLEY,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of TODD KINGSLEY, deceased, whose date of death was April 3, 2025, and whose social security number is XXX-XX-0048, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Cynthia L. Kingsley
6010 Bob Head Road
Plant City, FL 33565

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003505
Division A

IN RE: ESTATE OF
RICHARD ALLEN BOYNTON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Richard Allen Boynton, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Sarah Boynton
6357 Bahia Del Mar Blvd., Unit 505
St. Petersburg, Florida 33715

Attorney for Personal Representative:
Jessica Marie Cooper, Esquire
Attorney
Florida Bar Number: 795011
Cooper Estate Law, PLLC
4805 S. Himes Avenue
Tampa, Florida 33611
Telephone: (813) 831-3376
E-Mail: jcooper@cooperestatelaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY**
JUVENILE DIVISION
CASE NO. 23-DP-670
DIVISION: B

IN THE INTEREST OF:
J.B. DOB: 11/4/2015
MINOR CHILD

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: VIRGINIA BENSON, address unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.B. born on 11/4/2015. You are hereby **commanded** to appear on **December 1, 2025, at 2:00 PM** before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an **ADVISORY HEARING** on Department's Termination of Parental Rights.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 16th day of October, 2025.

Victor Crist, Clerk of Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
As Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
Case No. 2025-CP-003473

IN RE: ESTATE OF
ANGELA MARIE CARIDDO,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Angela Marie Cariddo, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Nicholas Cariddo
51-40 30th Avenue
Woodside, New York 11377

Attorney for Personal Representative:
/s/ Keegan Gothers
Keegan Gothers, Esq.
Florida Bar No. 1054370
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
keegan@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice1@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003401
Division B

IN RE: ESTATE OF
JUDY CHRISTINE DUNKLE,
A/K/A JUDY SWANSON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Judy Christine Dunkle, a/k/a Judy Swanson, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
John R. Swanson
708 McLauchlin Road
Cameron, North Carolina 28326

Attorney for Personal Representative:
Kristopher E. Fernandez, Esquire
Florida Bar Number: 0606847
Watson Sloane PLLC
400 N. Ashley Drive, Suite 1125
Tampa, Florida 33602
Telephone: (813) 522-5132
E-Mail: k.fernandez@watsonsloane.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003382

IN RE: ESTATE OF
PETER JOHN BROCK
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PETER JOHN BROCK, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
PETER JOHN BROCK, JR.
1114 Lancelot Lane
Conway, SC 29526

Attorney for Personal Representative:
/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
FILE NO. 25-CP-003480
DIVISION A

IN RE: ESTATE OF
ROBERT P. SMITH, JR.,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ROBERT P. SMITH, JR., deceased, whose date of death was August 12, 2025, and whose social security number is XXX-XX-6633, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
MARTHA LYNN WHITE
8491 NW 141st Street
Trenton, FL 32693

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 N Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 25-CP-003191

IN RE: ESTATE OF
TONI E. GOOLSBY
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of TONI E. GOOLSBY deceased, who deceased on February 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602; mailing address P.O. Box 1110. Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Kimberly Goolsby-Meyer
701 East Caracas St.
Tampa, Florida 33603

Attorneys for Personal Representative:
/s/ David J. Plante, Esquire
Florida Bar No.: 990582
The Plante Law Group, PLC
806 North Armenia Ave.
Tampa, Florida 33609
plg@theplantelawgroup.com
david@theplantelawgroup.com
Tel. (813) 875-5297
Fax (813) 879-5297

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 24-CP-000386
Division: A

IN RE: ESTATE OF
MIRIAM K. NORDLINGER a/k/a MIRIAM

**(Continued on next page)**

## HILLSBOROUGH COUNTY

KARLIN NORDLINGER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MIRIAM K. NORDLINGER A/K/A MIRIAM KARLIN NORDLINGER, deceased, whose date of death was December 10, 2023; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 24-CP-000386; the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Lindsey K. Mirabal
LINDSEY K. MIRABAL
3511 W. Kensington Avenue
Tampa, FL 33629

Attorney for Personal Representative:
/s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.
Law Offices of George R. Brezina, Jr., P.A.
P.O. Box 16459
Temple Terrace, FL 33687
TEL: (813) 870-0500
FAX: (813) 873-0500
Email: mchavernay@accidentsareus.com
Florida Bar No. 143138

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003479

IN RE: ESTATE OF
YASMELY JOSEFINA BARRIOS PORTILLO
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of YASMELY JOSEFINA BARRIOS PORTILLO, deceased, whose date of death was April 23, 2025; File Number 25-CP-003479, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
DILIO DE JESUS MUCHACHO
8019 South Meadowview Circle
Tampa, FL 33625

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003571

IN RE: ESTATE OF
WILLIAM EDWARD PFEUFFER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of William Edward Pfeuffer, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ JODY SAMPSON
16609 Blenheim Drive
Lutz, FL 33549

Attorney for Personal Representative:
/s/ Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
FILE NO. 25-CP-003428

IN RE: ESTATE OF
SEAN NIXON
Deceased.

**NOTICE TO CREDITORS**

This administration of the estate of SEAN NIXON, deceased, whose date of death was August 1, 2025, File Number 25-CP-003428, is pending in the Circuit Court for HILLSBOROUGH, County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 445, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is October 24, 2025.

Personal Representative:
KELLY NIXON

Attorney for Personal Representative:
/s/ Diane Patrick
DIANE PATRICK, ESQ.
FL Bar No. 1016711
Patrick Law PLLC
1105 W. Swann Ave.
Tampa, FL 33606
(813) 419-2953
diane@dpatricklaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION
File No. 24-CP-004059
Division A

IN RE: ESTATE OF
MICHAEL HAIM BERKOVITS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL HAIM BERKOVITS, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
JOHN ANTHONY SANTOS
18620 Walker Road
Lutz, FL 33549

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION
File No. 2025-CP-002891

IN RE: ESTATE OF
ELIO IGNACIO LINARES
Deceased.

**NOTICE TO CREDITORS**
**(Summary Administration)**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Elio Ignacio Linares, deceased, File Number 2025-CP-002891, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was May 5, 2025; that the total value of the estate is $30,351.80 and that the names and addresses of those to whom it has been assigned by such order are:

| Name | Address |
|---|---|
| Jose I. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |
| Cindy M. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |
| Luis J. Linares | 7517 Caron Road<br>Tampa, Florida 33615 |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice:
Cindy M. Linares
7517 Caron Road
Tampa, Florida 33615

Attorney for Person Giving Notice:
J. Randy Edmonson
E-mail Address: randy@dewittlaw.com
Florida Bar No. 85858
DeWitt Law Firm, P.A.
1560 W. Cleveland Street
Tampa, Florida 33606

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-013860
Division: F-P

YASSMIN ROQUE,
Petitioner,
and
OMAR GONZALEZ GONZALEZ,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: OMAR GONZALEZ GONZALEZ
Last Address:
2711 Golfview St., Lakeland, FL 33801

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YASSMIN ROQUE, whose address is P.O. Box 422, Wimauma, FL 33598, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: N/A

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated October 15, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Erma Yerdon
Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-012763
Division: E-P

ROLANDO TIUL CHUB,
Petitioner,
and
DOMINGA CHUB CHO,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR OR DEPENDENT CHILDREN**

TO: DOMINGA CHUB CHO
Last Address: Calle Principal Santa Catalina, La Tinta, Guatemala

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROLANDO TIUL CHUB, whose address is 4822 Sierramadre Dr., Tampa, FL 33634, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: N/A

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated September 24, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Mary Glover
Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
Case No.: 25-CA-004479

TRYON STREET ACQUISITION TRUST I,
Plaintiff,
v.
4210 W. CARMEN ST, LLC; DAVID M. RENO; BEN TEASDEL, III; WESTSHORE TOWNHOMES, LLC; MACOY CAPITAL MORTGAGE LLC; et al.
Defendants.

**NOTICE OF ACTION**

TO: MACOY CAPITAL MORTGAGE LLC
10880 Wilshire Boulevard, Suite 2230
Los Angeles, California 90024

YOU ARE NOTIFIED that a complaint was filed by TRYON STREET ACQUISITION TRUST I, to foreclose a mortgage on the following property in Hillsborough County, Florida:

Parcel 1:

The East 34 feet of Lot 7 and the West 42 feet of Lot 8, Block 10, HANAN ESTATES, and the North 1/2 of alley abutting on the South, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.

Parcel 2:

Lot 6 and the West 21 feet of Lot 7, Block 10, and the East 1/2 of alley abutting Lot 6 on the West, and the North 1/2 of alley abutting on South of said Lots of HANAN ESTATES, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.

ABOVE DESCRIBED PROPERTY ALSO KNOWN AS:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Tracts A and B of CARMEN AT WESTSHORE PALMS TOWNHOMES, according to the Plat thereof as recorded in Plat Book 141, Page(s) 18 and 19, of the Public Records of HILLSBOROUGH County, Florida.

Said complaint has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Gerald D. Davis, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis. P.A.. 200 Central Avenue, Suite 1600, St. Petersburg, FL 33701 on or before September 24, 2025, which date shall be not less than 28 nor more than 60 days from the date of the first publication of this Notice, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

WITNESS my hand and the seal of this Court on this 19th day of August, 2025.

Victor D. Crist, Hillsborough County
Clerk of Court & Comptroller
800 E Twiggs St, Tampa, FL 33602

By s/ Mustafa Divan
As Deputy Clerk

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CASE NO. 2025 CA 007978

TRAX CREDIT UNION,
Plaintiff,
vs.
JACQUES L. TELLUS, ANGEL JOY TELLUS, THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC., THE SANCTUARY AT OAK CREEK HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN PARTY IN POSSESSION,
Defendant(s).

**NOTICE OF ACTION**

TO: ANGEL JOY TELLUS
9091 Spruce Creed Circle
Riverview, FL 33578

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Hillsborough County, Florida:

LOT 31 OF OAK CREEK PARCEL 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE(S) 71-76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Orsillo, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637 by 11/19/25 or 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED this 14th day of October, 2025.

Victor D. Crist, Clerk of the Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25 DR 012606
Division: PP

KEVIN DARNELL SINGLETARY,
Petitioner,
and
RAYASIA DOMINIQUE SINGLETARY,
Respondent.

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH DEPENDENT OR MINOR CHILD**

TO: RAYASIA DOMINIQUE SINGLETARY
Last known address:
243 Dryden Pl, Brooksville, FL 34601

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed

**(Continued on next page)**

## HILLSBOROUGH COUNTY

against you and that you are required to serve a copy of your written defenses, if any, to it on KEVIN DARNELL SINGLETARY, whose address is 11717 Blackbrook Ct, Seffner, FL 33584, on or before 11/25/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: N/A

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/20/2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Wesley Tanner
Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-016477

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

4804 HAYMAKER COURT LLC,
Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 15, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 5, Block 5, Country Place Unit 1, According to the map or plat thereof, as recorded in Plat Book 48, Page(s) 36, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **December 5, 2025** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
CASE NO.: 2020-CA-008116

LAKEVIEW LOAN SERVICING,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RODERICK DHUE EASON, DECEASED, et al.,
Defendants.

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 7, 2025 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **November 12, 2025 at 10:00 A.M.,** at **www.hillsborough.realforeclose.com**, the following described property:

**LOT 5, BLOCK 1, VALRICO VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Property Address: 2115 Intervista Lane, Valrico, FL 33594

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court

## HILLSBOROUGH COUNTY

activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated October 20, 2025

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-DR-010291
Division: CP

ADORNO, MICHAEL,
Petitioner,

and

DIAZ, ALLISON MARIE,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: DIAZ, ALLISON MARIE
Last known address:
5310 Lime Ave, Seffner, FL 33584

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ADORNO, MICHAEL, whose address is 1753 Open Field Loop, Brandon, FL 33510, on or before 11/14/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: None

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/9/25

Victor Crist, Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: /s/ Jessica Saladin
Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY**
JUVENILE DIVISION
CASE NO. 24-DP-544
DIVISION: B

IN THE INTEREST OF:
McNally, Yahir DOB: 10/17/2023
MINOR CHILD

**NOTICE OF ACTION DISESTABLISHING OF PATERNITY**

TO: ALBERTO VALLADARES
Address unknown

**YOU ARE HEREBY NOTIFIED** that the prospective father, Carlos Marrero has filed a Petition for Order Establishing Paternity and Disestablishing Paternity for the child, Y.M. born on 10/17/2023. You are hereby **commanded** to appear on **December 8, 2025**, at **2:00 PM** before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for a **MOTION HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTITUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATERNITY AND DISESTABLISHING PATERNITY. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 9th day of October, 2025.

Victor D. Crist, Clerk of Court

By: s/ Santiago Zambrano
As Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE**

## HILLSBOROUGH COUNTY

**13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY**
JUVENILE DIVISION
CASE NO. 25-DP-457
DIVISION: D

IN THE INTEREST OF:
M.M. DOB: 5/16/2025
MINOR CHILD

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: ANGEL DOWDELL, DOB: 12/26/83
Address unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: **M.M.** born on **5/16/2025**. You are hereby **commanded** to appear **in person** on **December 4, 2025**, at **11:00 AM** before the **Honorable Lisa D. Campbell**, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 310 for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, ATTENTION: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 10th day of October, 2025.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
As Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case Number: 25-CA-002848

VINCENTIAN PROPERTIES INC.
Petitioner

vs.

DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHUR SPRINGS JUNEAU LAND TRUST; BABITO I CORP, AND ANY AND ALL UNKNOWN PARTIES
Respondents.

**NOTICE OF ACTION CONSTRUCTIVE SERVICE**

TO: THE DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHER SPRINGS JUNEAU LAND TRUST; BABITO CORP, AND ANY AND ALL UNKNOWN PARTIES

YOU ARE NOTIFIED that an action to quiet title has been filed for the following property in Hillsborough County, Florida:

Legal Description:

**Parcel 1**: Lot 1 and 2, Block 36, together with the West 1/2 of closed alley abutting on the East and Lots 10, 11, 12, and 13, Block 35 together with the East 1/2 of closed alley abutting on the West, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the map or plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146579-0000; Address: 8216 N 13th St., Tampa, FL)

**Parcel 2**: Lot 18 and that part of the East 1/2 of the vacated alley abutting thereon, Block 25, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146460-0000; Address: 8302 N Klondyke St., Tampa, FL)

**Parcel 3**: Lot 1, Block 35, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146572-0000; Address: 1203 E Juneau St., Tampa, FL)

You have been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N. Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a Quiet Title of Real Property regarding the above referenced property. **Please respond on or before 11/17/25.**

If you fail to file your response or an answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. **Please respond on or before 11/17/25.**

DATED this 10th day of October 2025.

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St #101, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE**

## HILLSBOROUGH COUNTY

**THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-DR-0133373
Division: RP

DEMPSEY LEWIS GOODWIN,
Petitioner,

and

EUGILL ANASCO FLORES,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: EUGILL ANASCO FLORES
Last known address: 14434 Woodland Spur Dr, Lilhia, FL 33547

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DEMPSEY LEWIS GOODWIN, whose address is 14434 Woodland Spur Dr, Lithia, FL 33547, on or before 11/12/2025, and file the original with the clerk of this Court at 301 N. Michigan Ave., Plant City, FL 35565, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided:
2021 Nissa" Kicks and $15,000.00 cash deposited into personal checking and savings accounts of Eugill Anasco Flores

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/6/2025

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: /s/ John Rollo
Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-DR-013263

ODALIS N GONZALEZ,
Petitioner,

and

ELEAZAR A JUAREZ FUENTES,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: ELEAZAR A JUAREZ FUENTES
Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ODALIS N GONZALEZ, whose address is 402 Delia St, Wimauma, FL 33598, on or before 11/12/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: None

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/7/2025

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: /s/ Illegible
Deputy Clerk

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA**
JUVENILE DIVISION
DIVISION: B

| IN THE INTEREST OF: | | CASE NOS. |
|---|---|---|
| A.V. | DOB: 6/10/2022 | 22-DP-569 |
| C.V. | DOB: 3/21/2024 | 24-DP-239 |

MINOR CHILDREN

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: ROBERT VASQUEZ, address unknown
DOB: 11/26/2001

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: C.V. born on 3/21/2024 and A.V. born on 6/10/2022. You are hereby **commanded** to appear on **November 13, 2025, at 9:00 AM** before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an **ADVISORY HEARING.**

## HILLSBOROUGH COUNTY

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

**The hearing will be held utilizing ZOOM** and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.

When connecting through Zoom APP with Video: https://https://fljud13-org.zoom.us/j/82949766513

The Zoom Meeting ID is 82949766513. No additional password is required.

When calling using a telephone: The phone number is 1-786-635-1003.

The message will ask for meeting ID number: 82949766513 then #

The message will ask for participant ID: just enter the phone number that you are calling from

**Zoom will be recording all participants. If appearing via video, please dress appropriately for court.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of October, 2025.

Victor Crist, Clerk of Court

By: s/ Santiago Zambrano
As Deputy Clerk

10/10-10/31/25LG 4T

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**PUBLIC NOTICE: FAITH-BASED POSSESSION CLAIM FILED UNDER FLORIDA LAW**

To: Karen L. Mayes and all persons claiming any interest in the property known as:

511 E Adalee Street, Tampa, FL 33603

Parcel ID: 183326.0000 | Legal Description: Lot 13, Block 6, North Tampa Subdivision

NOTICE IS HEREBY GIVEN, pursuant to Florida Statute § 95.18, that SAVED BY THE STREETS MINISTRY, INC., a Florida-based religious nonprofit organization, has taken actual, continuous, exclusive, open, and hostile possession of the above-described real property for purposes of ministerial, faith-based, and nonprofit use.

Said occupancy has been declared and filed with the Hillsborough County Property Appraiser via Form DR-452 on or about September 23, 2025, and is supported by posted legal notices, maintenance, religious use, and ministry-led physical presence on-site.

This possession is not secretive, permissive, or commercial in nature. It is grounded in the protections of the First Amendment to the U.S. Constitution, the Florida Constitution (Art. I, § 3), and the Religious Land Use and Institutionalized Persons Act (42 U.S.C. § 2000cc).

The current or past listed party of record, Karen L. Mayes, is hereby formally notified of this claim and is invited to respond in accordance with Florida law.

This notice serves as constructive and actual notice to all parties, and any attempt to interfere, remove posted signage, or retaliate against the ministry's lawful and peaceful religious use of this property may result in civil claims or criminal prosecution under:

- F.S. § 806.13 – Criminal Mischief
- F.S. § 810.08 – Trespass
- F.S. § 843.0855 – Tampering with Legal Notices
- RLUIPA (42 U.S.C. § 2000cc) – Federal Religious Property Protection

ZARAGI KHALID ALI
Faith Leader & Trustee
SAVED BY THE STREETS MINISTRY, INC.

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY**
JUVENILE DIVISION
CASE NO. 22-DP-753
DIVISION: S

IN THE INTEREST OF:
I.V. DOB: 5/3/2016
MINOR CHILD

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: KATIE TUCKER
1421 Peachfield Dr., Valrico, FL 33596

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby **commanded** to appear on **November 5, 2025, at 10:30 AM**, before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.**

If you are a person with a disability who needs any accommodation in order to par-

**(Continued on next page)**

## HILLSBOROUGH COUNTY

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 3rd day of October, 2025.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
Deputy Clerk

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA**
JUVENILE DIVISION
CASE NO. 25-DP-211
DIVISION: D

IN THE INTEREST OF:
A.D. DOB: 4/8/2010
MINOR CHILDREN

**NOTICE OF ACTION**
**TERMINATION OF PARENTAL RIGHTS**

TO: JUAN PASCUAL DIAZ
Address unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: A.D. born on 4/8/2010. You are hereby **commanded** to appear on **November 17, 2025, at 11:00 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Courtroom 310, for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand as Clerk of said Court and the Seal thereof, this 7th day of October, 2025.

Victor D. Crist, Clerk of Court

By: s/ Santiago Zambrano
As Deputy Clerk

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA**
JUVENILE DIVISION
CASE NO. 24-DP-527
DIVISION: B

IN THE INTEREST OF:
O.C. DOB: 7/12/2024
MINOR CHILD

**NOTICE OF ACTION**
**TERMINATION OF PARENTAL RIGHTS**

TO: HEATHER COLES, address unknown
DOB: 09/27/1982

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: O.C. born on 7/12/2024. You are hereby **commanded** to appear on **December 12, 2025, at 9:00 AM**, before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.**

**DIVISION B ZOOM:**

**The hearing will be held utilizing ZOOM and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.**

When connecting through **Zoom APP** with Video:
**https://fljud13-org.zoom.us/j/82949766513**
**The Zoom Meeting ID is 82949766513. No additional password is required.**
When calling using a **telephone**: The phone number is 1-786-635-1003.
The message will ask for meeting ID number: **82949766513** then #
The message will ask for participant ID: just enter the phone number that you are calling from
***Zoom will be recording all participants. If appearing via video, please dress appropriately for court.***

If you are a person with a disability who

## HILLSBOROUGH COUNTY

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 3rd day of October, 2025.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
Deputy Clerk

10/10-10/31/25LG 4T

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## MANATEE COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.

CASE No. 412024CA001393CAAXMA

MORTGAGE ASSETS MANAGEMENT, LLC,

PLAINTIFF,

VS.

JOHN C. GREER, JR AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CECILIA GREER A/K/A CECILIA M. GREER A/K/A CECILIA MAE GREER A/K/A CECILIA MCCOMB A/K/A CECILIA MCCOMB GREER A/K/A CECILIA MAE MCCOMB, ET AL.

DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 4, 2025 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on December 3, 2025, at 11:00 AM, at WWW.MANATEE.REALFORECLOSE.COM for the following described property:

Lot 1, AMENDED PLAT OF LAKE O` WOODS, according to the map or plat thereof as recorded in Plat Book 10, Page 86, of the Public Records of Manatee County, Florida. and The West 319.84` of the south 1/4 of Lot 22, WYMAN & BAUM SUBDIVISION, as Plat thereof recorded in Plat Book 1, Page 167, of the Public Records of Manatee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: By: /s Ashley M. Elmore Drew
Ashley M. Elmore Drew
Fla. Bar No. 87236

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Manatee County, Manatee County Jury Office at 941-741-4062 , PO Box 25400, Bradenton, FL 34206 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1023092

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**RECEIPT OF APPLICATION NOTICING**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 925692 from Stephen Scalione, CCB Associates 28 LLC., 7978 University Park Fl 34201. Application received: September 15, 2025. Proposed activity: Construction and operation of new works, activities, and/or a stormwater management system for 3 General Commercial buildings with associated parking and stormwater infrastructure, east on US 301 to intersection with Ridgewood Ave. Project name: **Rocky Bluff Commercial**. Project size: 10.88 Acres Location: Sections 10, Township 34 South, Range 18 East in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management

## MANATEE COUNTY

Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103..

10/31/25LG 1T

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**IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA**
CASE NO. 412025CA001735CAAXMA

PHH MORTGAGE CORPORATION,
Plaintiff,

vs.

MILDRED A. DUNCAN A/K/A MILDRED DUNCAN, ET AL.
Defendant(s).

**NOTICE OF ACTION**

TO: MILDRED A. DUNCAN A/K/A MILDRED DUNCAN
Residence: Unknown
Last Known Address: 222 8th Avenue Drive E, Bradenton, FL 34208

TO: UNKNOWN SPOUSE OF MILDRED A. DUNCAN A/K/A MILDRED DUNCAN
Residence: Unknown
Last Known Address: 222 8th Avenue Drive E, Bradenton, FL 34208

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida:

LOT 10, BLOCK 23, OF THE RESUBDIVISION OF WHITES SUBDIVISION OF THE S 1/2 OF SW 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 190, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Manatee County, Manatee County Jury Office at 941-741-4062, PO Box 25400, Bradenton, FL 34206 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/.

Date: 10/17/2025

Angelina Colonneso
Clerk of the Circuit Court

By: s/ Kris Gaffney
Deputy Clerk of the Court

Tromberg, Morris & Partners, PLLC

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-001758

IN RE: ESTATE OF
MARK THOMAS BOWLING
a/k/a MARK T. BOWLING
a/k/a MARK BOWLING,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Mark Thomas Bowling a/k/a Mark T. Bowling a/k/a Mark Bowling, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

## MANATEE COUNTY

Personal Representative:
Jacob Noah Lewis
435 Park Avenue
Cadiz, Ohio 43907

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP002320AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

**NOTICE OF ACTION**
**(formal notice by publication)**

TO: PAM STEVENSON,
BRIDGET STEVENSON,
CHRISTOPHER JOHNSON AND
ANY AND ALL HEIRS OF THE ESTATE OF JACQUELINE M. HASKETT

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/31/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Signed on 10/3/2025.

First Publication on 10/17/2025.

Angelina Colonneso
Manatee County Clerk of The Circuit Court

By: s/ C.L.
As Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP002320AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

**NOTICE OF ACTION**
**(formal notice by publication)**

TO: PAM STEVENSON,
BRIDGET STEVENSON,
CHRISTOPHER JOHNSON AND
ANY AND ALL HEIRS OF THE ESTATE OF JACQUELINE M. HASKETT

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/31/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Signed on 10/3/2025.

First Publication on 10/17/2024.

Angelina Colonneso
Manatee County Clerk of The Circuit Court

By: s/ C.L.
As Deputy Clerk

10/17-11/7/25LG 4T

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## ORANGE COUNTY

**NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE**
**CONTRACT NO.: 17764.1**
**FILE NO.: 25-021588**
**PALM FINANCIAL SERVICES, LLC,**
**Lienholder,**
**vs.**
**NIGEL A. BAWDEN, AKA N. BAWDEN**
**Obligor(s)**

_____/

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**
**TO: Nigel A. Bawden, AKA N. Bawden**
**PARK FARM RECTORY LN**
**CHART ROAD CHART SUTTON**
**Maidstone Kent ME17 3RD**
**United Kingdom**
**The Manley Law Firm LLC has been appointed as trustee by Palm Financial**

## ORANGE COUNTY

**Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney Vacation Club at Vero Beach described as:**

**An undivided 0.3134% interest in Unit 4H of the Disney Vacation Club at Vero Beach, a condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 1071, Page 2227, Public Records of Indian River County, Florida and all amendments thereto (the 'Declaration')**

**The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Indian River County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $1,874.20, plus interest (calculated by multiplying $0.47 times the number of days that have elapsed since October 8, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.**

**Jasmin Hernandez, Esq.**
**Michael E. Carleton, Esq.**
**Jordan A. Zeppetello, Esq.**
**as Trustee pursuant to Fla. Stat. §721.82**
**P. O. Box 165028**
**Columbus, OH 43216-5028**
**Telephone: 407-404-5266**
**Telecopier: 614-220-5613**
**11080-1023207**

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**IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,**
**IN AND FOR ORANGE COUNTY, FLORIDA**
**Valerie N. Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC**
**Plaintiff,**
**vs.**
**Carlos Wesley Moses Arias, et al.**
**Defendants. Case No.: 2024-CC-010919-O**
**Division: 73**
**Judge Andrew L. Cameron**

_____/

**PUBLISH 4 CONSECUTIVE WEEKS**
**NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT CARLOS WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES**
**To:**
**CARLOS WESLEY MOSES ARIAS**
**SANTA MARIA VINTAGE**
**APT 5**
**PANAMA CITY, Republic of Panama 0831**
**PANAMA**
**MARIA DEL CARMEN ARANGO DE MOSES**
**SANTA MARIA PH VINTAGE**
**TORRE A APT 5**
**PANAMA CITY**
**PANAMA**
**and all parties claiming interest by, through, under or against Defendant(s) CARLOS WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES, and all parties having or claiming to have any right, title or interest in the property herein described;**

**YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:**

**An undivided 0.6141% interest in Unit 2K of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.**

**Contract No.: 15002236.0**

**has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.**

**WITNESS my hand and seal of this Court on the 5 day of June, 2025.**

**TIFFANY MOORE RUSSELL**
**CLERK OF THE CIRCUIT COURT**
**ORANGE COUNTY, FLORIDA**
**By: Charlotte Appline**
**Deputy Clerk**

**NOTICE TO PERSONS WITH DISABILITIES**

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.**

**(Continued on next page)**

## ORANGE COUNTY

**FOR PUBLICATION – RETURN TO COPY:**
**THE MANLEY LAW FIRM LLC**
**11080-1021596**

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY**
CIVIL DIVISION
Case No.: 2024-CA-006367-O
Division: 34

REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff,
-vs-
DARRIN M. ANDERSON, THE UNKNOWN SPOUSE OF DARRIN M. ANDERSON, JUDITH KAY ANDERSON, THE UNKNOWN SPOUSE OF JUDITH KAY ANDERSON, KRISTAN MARIE ANDERSON, THE UNKNOWN SPOUSE OF KRISTAN MARIE ANDERSON, JOHN WESLEY ANDERSON, and THE UNKNOWN SPOUSE OF JOHN WESLEY ANDERSON, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UNITED STATES OF AMERICA; VENEZIA OF ORANGE COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PERSOLVE RECOVERIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2,
Defendants.

**NOTICE OF SALE**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Orange County, Florida, Tiffany Moore Russell, the Clerk of the Circuit Court, will sell the property situate in Orange County, Florida, described as:

Lot 30, VENEZIA, according to the plat thereof, recorded in Plat Book 67, Pages 117 through 119, of the Public Records of Orange County, Florida.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **11:00 a.m.** on **December 2, 2025** at www.myorangeclerk.realforeclose.com.

Any person claiming an interest in the surplus funds from this sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale in accordance with Section 45.031(1)(a), Florida Statutes.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

NOTE: This communication, from a debt collector, is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 23rd day of October 2025.

ROD B. NEUMAN, Esquire
For the Court
By: /s/ ROD B. NEUMAN, Esquire
Gibbons Neuman
3321 Henderson Blvd, Tampa, FL 33609

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**EARTHY&TRENDY**

Owner: Vincente Tam
8001 S Orange Blossom Trail TT73
Orlando, FL 32809

10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-003099-O
Division 09

IN RE: ESTATE OF
PASCO CAMPANO
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Pasco Campano, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Deborah C. German
10351 Hart Branch Circle
Orlando, Florida 32832

Attorneys for Personal Representative:
Stacey A. Prince-Troutman, Esq.
Florida Bar Number: 615471
Primary email:
stacey.prince-troutman@akerman.com
Secondary email:
heather.richards@akerman.com
kelli.woodby@akerman.com
R. Dale Noll, Esq.
Florida Bar Number: 98041
Primary email: dale.noll@akerman.com
Secondary email:
marlene.bregio@akerman.com
maria.ossorio@akerman.com
Akerman LLP
CNL Center II
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Telephone: (407) 423-4000
Fax: (407) 254-4188

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**
CASE NO. 2025-CA-003692-O

ADDITION FINANCIAL CREDIT UNION,
Plaintiff,
vs.
CHARLOTTE B. ANDERSON AND UNKNOWN PARTY IN POSSESSION,
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given that the Orange County Clerk of Court will on November 20, 2025, at 11:00 a.m. EST, online at www.myorangeclerk.realforeclose.com, offer for sale one by one, to the highest bidder for cash, the property located in Orange County, Florida, as follows:

LOT 17, BLOCK A, BOOKER WASHINGTON ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE(S) 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on October 17, 2025, in the above-styled cause, pending in said Court.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N Orange Avenue, Orlando, Florida 32801, County Phone: (407) 836-2000 via Florida Relay Service".

Dated October 22, 2025

s/ Stephen Orsillo
Stephen Orsillo (FL Bar # 89377) of
Sorenson Van Leuven, PLLC
Post Office Box 3637
Tallahassee, Florida 32315-3637
Telephone (850) 388-0500
Facsimile (850) 391-6800
E-Service E-Mail Address:
creservice@svllaw.com
*Attorneys for Plaintiff*

10/24-10/31/25LG 2T

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**NOTICE OF ADMINISTRATIVE COMPLAINT**
**ORANGE COUNTY**
To: NICOLE M. DAVIS
Case: CD202506316/D 3429208/3502664

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**
CASE NO. 2025 CC 018001

FAIRWINDS CREDIT UNION,
Plaintiff,
vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONDA LEE MILLER, NEAL VANVALKENBURG, MICHELE QUINN, ADVANTAGE EXPERTS SERVICES, LLC. AND UNKNOWN PARTY IN POSSESSION,
Defendant(s).

**NOTICE OF ACTION**

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONDA LEE MILLER
352 Sesame Avenue, Apopka, FL 32703

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Orange County, Florida:

LOTS 50 AND 51, APOPKA-WEKIVA HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Orsillo, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637, within 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 21st day of October, 2025.

Tiffany Moore Russell, Clerk of Courts
425 N Orange Ave, Orlando, FL 32801
By: /s/ Lauren Scheidt
Deputy Clerk
Sorenson Van Leuven, PLLC

10/24-10/31/25LG 2T

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**NOTICE OF ADMINISTRATIVE COMPLAINT**
**ORANGE COUNTY**
To: ACHILLES A. RODRIGUEZ
Case No.: CD202508322/D 3335782

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/24-11/14/25LG 4T

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**NOTICE OF ADMINISTRATIVE COMPLAINT**
**ORANGE COUNTY**
To: CLIFTON J. SPIGNER
Case No.: CD202506020/G 3302735

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/24-11/14/25LG 4T

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**NOTICE OF SUSPENSION**
**ORANGE COUNTY**
To: CLIFTON J. SPIGNER
Case No.: CD202506410/D 3312677

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/24-11/14/25LG 4T

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**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-002513-O
Division Probate

IN RE: ESTATE OF
TAGHEIH AMINI
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of TAGHEIH AMINI, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must tile their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Raheleh Dayerizadeh
RAHELEH DAYERIZADEH
5340 Lookout Pass
Wesley Chapel, Florida 33544

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman. P.A.
Florida Bar No: 0169986
5406 Hoover Boulevard, Unit 11
Tampa, Florida 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA**
Case No.: 2025-CC-012041-O

Stratford Pointe Homeowners Association of Orange County Florida, Inc.,
Plaintiff,
vs.
Jacqueline Santoni; et al.
Defendant(s).

**NOTICE OF ACTION**

TO: JACQUELINE SANTONI
10331 Stratford Pointe Ave.
Orlando, FL 32832

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Orange County, Florida:

LOT 41 OF STRATFORD POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 107 THROUGH 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint.

Dated this 16th day of October, 2025

Tiffany Moore Russell, Clerk of Courts
By: /s/ Naline Bahadur
Deputy Clerk
Civil Division, 425 N. Orange Ave., Room 350, Orlando, Florida 32801

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 2024-CA-002825-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A
Plaintiff,
vs.
MOHAMMED ISSA, et al,
Defendants

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 11, 2025 and entered in Case No. 2024-CA-002825-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A is the Plaintiff and MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; SAMAR ISSA A/K/A SAMAR NABIL ISSA; UNKNOWN SPOUSE OF MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; UNKNOWN TENANT #1; CORNING FEDERAL CREDIT UNION; AND STONEYBROOK MASTER ASSOCIATION OF ORLANDO INC. the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at **11:00 a.m.** on **November 24, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 23, BLOCK 14, OF STONEYBROOK UNIT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE(S) 106-109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the Record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED at Orange County, Florida, this 15th day of October, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
TL/104337

10/24-10/31/25LG 2T

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## OSCEOLA COUNTY

**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025 CC 005572 CF

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
FILONISE CELIAN and CHRISTOPHE CELIAN,
Defendant(s).

**NOTICE OF ACTION**

TO: CHRISTOPHE CELIAN
1709 Windsong Trail
Richardson, TX 75081

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

LOT 19, OF SHINGLE CREEK RESERVE AT THE OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 1 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 9th December 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 20th day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller
By: /s/ Susan Vis
Deputy Clerk
Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 019916.00351

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025-CC-004601 CF

HICKORY GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
JOSE ANIBAL AGUAYO, JR. and JAZMIN MARIE AGUAYO,
Defendant(s).

**NOTICE OF ACTION**

TO: JOSE ANIBAL AGUAYO, JR. and JAZMIN MARIE AGUAYO
2811 Parkfield Road
Saint Cloud, FL 34772

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

Lot 104 of HICKORY GROVE PHASE II, according to the Plat thereof as recorded in Plat Book 28, Pages 50, 51, and 52, of the Public Records of Osceola County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 10th December 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within

**(Continued on next page)**

two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 020204.00030

10/31-11/7/25LG 2T

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IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 003138 MF
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM2
PLAINTIFF,
VS.
LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for November, 5 2025 dated the 16h day of October, 2025, and entered in Case No. 2024 CA 003138 MF , of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Citibank, N.A., not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-NQM2 is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, MARIA SALI CELLI, VALE SOLLAR, WILLIAM MAZAR, ENFIN CORP., SUNNOVA SLA MANAGEMENT, LLC, GOODLEAP, LLC and CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, CELEBRATION AREA 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 44 THROUGH 98, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 17th day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023125

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**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
Case No.: 2024 CC 003571

Eagle Bay of Osceola County Homeowners Association, Inc.,
Plaintiff,
vs.
Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago; et al.
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated October 23, 2025, and entered in Case Number: 2024 CC 003571, of the County Court in and for Osceola County, Florida. To be published in La Gaceta, wherein Eagle Bay of Osceola County Homeowners Association, Inc. is the Plaintiff, and Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago; are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on December 2, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 511 OF EAGLE BAY PHASE THREE, AS RECORDED IN PLAT BOOK 22, PAGES 104 THROUGH 105, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2579 Isabela Terrace Kissimmee, FL 34743

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 23rd day of October, 2025

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Don H. Nguyen
Don H. Nguyen, Esquire
Florida Bar No. 51304
don@dhnattorneys.com

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**ENCHANTED STROLLER RENTALS**

Owner: Enchanted Baby Gear Rental LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702

10/31/25LG 1T

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**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025-CC-004600CF

DORAL WOODS HOME OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
ALEXANDRE VAN HULLE and RAYANNE COELHO,
Defendant.

**NOTICE OF ACTION**

TO: Alexandre Van Hulle
2905 Elbert Way
Kissimmee, FL 34758

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

Lot 34, Block 3209, Poinciana Estates Section B, according to the plat thereof as recorded in Plat Book 3, Page 211, all in the Public Records of Osceola County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 10th, 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 020824.00035

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025 CC 005485CF

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
ESTATE OF DOLORES MILSTEAD AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DOLORES MILSTEAD, DECEASED,
Defendant(s).

**NOTICE OF ACTION**

TO: Lakisha Mannett Hudson as Personal Representative of The Estate Dolores Milstead
4643 Gardens Park Blvd, Apt. 4106, Orlando, FL 32839

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

LOT 114, OF OVEROAKS REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGES 20-24, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 10th, 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 019916.00339

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**
Case No.: 2025-CA-1396OC

JESSICA NICOLE MARTIN
Plaintiff,
vs.
KENNETH F. GORTON
Defendant

**NOTICE OF ACTION**

TO: Kenneth F. Gorton, Defendant, and to all parties claiming interest by, through, under or against Defendant.

YOU ARE YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Tortious Interference with Expected Inheritance.

The action was instituted in the Ninth Judicial Circuit Court, OSCEOLA County, Florida, and is styled JESSICA NICOLE MARTIN vs. KENNETH F. GORTON.

You are required to serve a copy of your written defenses, if any, to the action on Aaron W. Saoud, Esq., Plaintiff's attorney, whose address is 2202 N. Westshore Blvd. Suite 200, Tampa, FL 33607, within 30 days and file the original with the clerk of this court either before service on Aaron W. Saoud, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: October 20, 2025

Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller

By: Katherine Carmack, Deputy Clerk

10/31-11/21/25LG 4T

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**NOTICE OF ACTION**

RE: CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC

OSCEOLA County, Florida

Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Patricia A Brundage & Jamie C Roy
146 Abaca Way
Orleans, Ontario, K2S2C2 Canada
808/01
$1,141.14

Gail M Vancoevering
7201 Kilmer SE Street
Grand Rapids, MI 49512
1002/09
$990.28

Marion B Hughes-Mook
4 Samuel Court
St Catherines, ON L2M6M2 Canada
706/16
$1,310.56

Yvonne Greene Montaque
c/o Robert Montaque
5098 Silver Peak Cove
Memphis, TN 38125
706/21
$1,310.56

Ernest J Cauthen & Sheryl B Cauthen
350 Indian Lake Court
Hiram, GA 30141
806/22
$1,310.56

Robert Aitcheson
10450 Turkey Lake Road Unit 692111
Orlando, FL 32869
901/22
$1,310.56

Brian Hughes
The Estate of Brian Hughes
Any and all heirs and devisees of the Estate of Brian Hughes
5003 Brookfield Street
Lehigh Acres, FL 33971-6658
801/24
$1,310.56

Nancy L Olexa
10104 Buckeye Drive
Huntsville, OH 43324
803/25
$1,310.56

Elizabeth D Perry & Miguel F Simmons
246 Cedarwood Drive
Swansboro, NC 28584
904/25
$1,310.56

Manuel Marquez & Leticia Marquez
Salvador Nava #159
Colonia Loma Alta
San Louis Potosi, 78210 Mexico
901/27
$1,310.56

Evelyn R Jenkins
167 Spoonbill Circle
Savannah, GA 31405
903/30
$1,310.56

Sally M Hicks
c/o Ben Hicks
PO Box 7261
Colombus, GA 31908-7261
705/34
$1,310.56

Theresa Senter individually and as Personal Representative of
The Estate of Janice E Wolff
4579 Waterford Drive
Evans, GA 30809
701/45
$1,310.56

Christopher J Davis
10084 Milky Way Circle
Sarasota, FL 34241-1500
703/48
$1,231.84

Glanville R Coe & Valerie Coe
Carisbrooke 29 Forge Lane
Higham, Rochester ME37AJ United Kingdom
706/51
$874.89

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in OSCEOLA County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in CLUB SEVILLA II, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 880, Page 2067, of the Public Records of Osceola County, Florida, and all amendments thereof and supplements thereto, if any.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of you signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

DATED this 16th day of OCTOBER, 2025.

Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE for CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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**NOTICE OF ACTION**

RE: CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC

OSCEOLA County, Florida

Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Harvey Morita & Barbara M Morita
7710 Rudderow Avenue
Pennsauken, NJ 08109
311/01
$1,298.59

Richard Denson
3020 Harvest Circle
Fairburn, GA 30213
322/03
$1,264.30

Carmello Luberto & Richard Luberto
The Estate of Carmello Luberto
Any and all heirs and devisees of The Estate of Carmello Luberto
The Estate of Richard Luberto
Any and all heirs and devisees of The Estate of Richard Luberto
1877 Windward Court
Toms River, NJ 08753
411/19
$1,298.59

Donna J Gogel
2369 Dublin Road
Orefield, PA 18069-9628
121/21
$1,299.01

Leshonda Wilson & David James
52 Evan Road
Warwick, NY 10990-4019
125/21
$1,298.59

Jerome Diers & Judy Diers
Estate of Jerome Diers
Any and all heirs and devisees of The Estate of Jerome Diers
10 Jennifer Drive
Glen Carbon, IL 62034
228/25
$1,298.59

Sidney Eugene Fox, JR
89 Frank Road
Eldon, MO 65026
225/25
$1,299.01

Melissa McCoy
100 Mary Powell Drive Apt 810
Eldon, MO 65026
127/26
$1,449.01

Marilyn Moore-Williams and Leon Williams
The Estate of Leon Williams
Any and all heirs and devisees of the Estate of Leon Williams
900 Park Avenue
Fairmount, NC 28340
211/31
$1,298.59

Jared Linn Rich & Sara Ann Jezuit
15549 SW Stoneridge Circle
Beaverton, OR 97007
428/33
$1,298.59

Kenneth R Hall & Carol A Hall
14903 Juniper Hill Road
Sterling, NY 13156
311/36
$1,298.59

Jeffrey D Burns & Jerry L Burns
Ashlie Smith
1424 Bradford Lane
Monroe, GA 30656
512/38
$1,298.59

Mary Jakeway
4485 Greystone Village Drive
Columbus, OH 43228
412/42
$1,298.59

George Reis
60 Francois De Lauzon La Prairie
Quebec, J5R6W6 Canada
215/48
$1,147.75

William E Slack
52919 Cash Ridge Road
Shadyside, OH 43947
321/50
$1,298.59

Kimberly Baker &Westley Baker
8582 Fawn Way
McCordsville, IN 46055
221/52
$1,298.59

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in OSCEOLA County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in CLUB SEVILLA, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 732, Page 467, of the Public Records of Osceola County, Florida, and all amendments thereof and supplements thereto, if any.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of you signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

DATED this 16th day of OCTOBER, 2025.

Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE for CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP000758PR

IN RE: ESTATE OF
ROBERT WAYNE BETSCH,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Robert Wayne Betsch, deceased, whose date of death was September 15, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Mark Betsch
11700 West Harmony Lane
Olathe, Kansas 66062

**(Continued on next page)**

## OSCEOLA COUNTY

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 492025CA000285XXXAXA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I
Plaintiff,
vs.
ELSA ORTIZ, et al,
Defendants.

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 16, 2025 and entered in Case No. 492025CA000285XXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I is the Plaintiff and ASSOCIATION OF POINCIANA VILLAGES, INC, KAREN A. HERNANDEZ, OSCEOLA COUNTY, the Defendants. Kelvin Soto, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola Florida, at 11:00 a.m. on **November 18, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

DATED at Osceola County, Florida, this 15th day of October, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

TL/24-F000489

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2024-CC-004498

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
ALISON DEFREITAS,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Conformed Order on Plaintiffs Motion to Reschedule Foreclosure Sale entered in this cause on October 14,2025 by the County Court of Osceola County, Florida, for the following property described as:

Lot 456, OAKS PHASE 1 B-1, according to the Plat thereof, recorded in Plat Book 11, Page(s) 146 through 154, inclusive, of the Public Records of Osceola County, Florida.

will be sold at public auction by the Osceola County Clerk of Court, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, on **November 13,2025** at **11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statues.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please

## OSCEOLA COUNTY

contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/24-10/31/25LG 2T

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## PASCO COUNTY

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
PROBATE DIVISION
Case No: 2025-CP-001426

IN RE: ESTATE OF
WESSON B. WILLIAMS, JR.
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Wesson B. Williams, Jr., deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
John Hogan
39 Danjou Drive
Marlborough, MA 01752

Attorney for Personal Representative:
Paul M. Messina, Jr., Esq.
Florida Bar Number: 84490
MESSINA LAW GROUP, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY**
CASE NUMBER: 2025CC003190CCAXES

COVINA KEY HOMEOWNERS' ASSOCIATION, INC.,
a Florida Corporation,
Plaintiff,
vs.
DENNIS MARQUEZ,
Defendant(s).

**NOTICE OF SALE**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the following property situated in Pasco County, Florida, described as follows:

Lot 5, Block 9, MEADOW POINTE PARCEL 14, UNIT 1, according to the map or plat thereof as recorded in Plat Book 36, Pages 101, of the Public Records of Pasco County, Florida.

More commonly known as: 29932 Alta Vita Lane, Wesley Chapel, FL 33543

Will be sold at public sale by Nikki Alvarez-Sowles, as Clerk of the Court, to the highest and best bidder, for cash, on the **17th day of November, 2025**, day not less than 20 days after the date of the Judgment, at **11:00 A.M.** The judicial sale will be conducted electronically online at the following website: http://www.pasco.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if

## PASCO COUNTY

you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Date October 28, 2025

This instrument prepared by:

Alexander Duarte
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638
(813) 933-7049

10/31-11/7/25 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**WOODIE'S WASH SHACK**

Owner: WWS 21.004 Grove, LLC
2203 N. Lois Ave, Suite G300,
Tampa, FL 33607

10/31/25LG 1T

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**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**
Case No.: 2025-DR2624WS

HILLARY M COLON RAMOS,
Petitioner
and
MARTIN GARCIA DUPREY,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD**

TO: MARTIN GARCIA DUPREY
Last known address: 7125 Congress St
New Port Richey, FL 34653

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HILLARY M COLON RAMOS, whose address is 7745 Chapel Ave, Port Richey, FL 34668, on or before 12/2/2025, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: NA

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/27/25

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Julian Garcia
Deputy Clerk

10/31-11/21/25LG 4T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**THE GREEN TABLE NEW PORT RICHEY**

Owner: Heidi South
8641 Little Rd
New Port Richey, FL 34654

10/31/25LG 1T

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IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
LAKEVIEW LOAN SERVICING LLC.
Plaintiff(s),
CASE NO.: 2023CA004136CAAXWS
v.
UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; THERESA EADEROSO A/K/A THERESA A. EADEROSO; TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC.
Defendant(s).
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of October, 2025, and entered in Case No. 2023CA004136CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing LLC. is the Plaintiff and THERESA EADEROSO A/K/A THERESA A. EADEROSO, UNKNOWN SPOUSE OF THERESA EADEROSO A/K/A THERESA A. EADEROSO, TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC., BANK OF AMERICA, N.A. and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 21, TROUBLE CREEK VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 45 AND 46, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

## PASCO COUNTY

THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 21st day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023341

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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA000841CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
KAREN R. KEITH A/K/A KAREN KEITH, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order Granting Motions to Cancel and Reschedule the Foreclosure Sale for October 14, 2025 dated the 13th day of October, 2025, and entered in Case No. 2025CA000841CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN R. KEITH A/K/A KAREN KEITH; UNKNOWN SPOUSE OF KAREN R. KEITH A/K/A KAREN KEITH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; ISPC, INC A/K/A ISPC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 1617, Holiday Lakes Estates Unit Nineteen, according to the map or plat thereof as recorded in Plat Book 11, Page 3, Public Records of Pasco County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 14th day of October, 2025.
By: _____/S? Liana Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1021902

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 51-2025-CC-002830-AX-ES

ABBEY GLEN PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
BARI AMANDA EDWARDS, a married woman, joined by her spouse, JEFFREY EDWARDS,
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court of Pasco County, Florida, the property described as:s:

Lot 99, Block 3, Abbey Glen I, according to the map or plat thereof, as recorded in Plat Book 62, Page(s) 105

## PASCO COUNTY

through 110, inclusive, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 13300 Waterford Castle Drive, Dade City, FL 33525.

will be sold by the Pasco County Clerk at public sale on November 18, 2025 at 11:00 A.M., electronically online at http://www.pasco.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
*Attorneys for Plaintiff*

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP001489CPAXWS
Division Probate

IN RE: ESTATE OF
LEOKADIA MARIE BRYK
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Leokadia Marie Bryk, deceased, whose date of death was May 9th, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Danka Parise
2361 School Street
Culleoka, Tennessee, 38451

Attorney for Personal Representative:
Renee Decker
Florida Bar No. 60384
Decker Legacy Law
17401 Commerce Park Blvd Suite 103
Tampa, Florida, 33647
Email Addresses:
renee@deckerlegacy.com
Telephone: (813) 502-1614

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-001762

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,
vs.
KATHY GLENN,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court, of Pasco County, Florida, for the following property described as:

**Lot 10, Block 2, OAKSTEAD PARCEL 4, according to the plat thereof, as recorded in Plat Book 42, Page 91, of the public records of Pasco County, Florida.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 10, 2025**, at **11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no

**(Continued on next page)**

## PASCO COUNTY

later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-003385

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

BRITNEE STARR MCLEOD,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court, of Pasco County, Florida, for the following property described as:

**Lot 4, Block 21B, SOUTH BRANCH PRESERVE PHASES 2B AND 3B, according to the plat as recorded in Plat Book 80, Pages 70 through 77 inclusive, of the Public Records of Pasco County, Florida.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 10, 2025**, at **11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-001758

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

RENALDO ELVERRILLO,
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court, of Pasco County, Florida, for the following property described as:

**LOT 1, OAKSTEAD PARCEL 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 52 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 10, 2025**, at **11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-CC-002846

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

BRANDON ANTHONY BRADFORD and MAILE MICHELLE BRADFORD,
Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court of Pasco County, Florida, for the property described as:

**Lot 21, Block 25, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, according to the plat as recorded in Plat Book 82, Pages 150 through 163, inclusive, of the Public Records of Pasco County, Florida.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 10, 2025**, at **11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
*Attorney for Plaintiff*

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**WALMART FUEL STATION #3418**

Owner: Wal-Mart Stores East, LP
5495 Wiregrass Ranch Blvd.
Wesley Chapel, FL 33543

10/31/25LG 1T

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**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 441.40 acres known as RLE Ranch. The project is located in Pasco County, Section(s) 31, 25, 24, 30, 36, 19, Township 25 South, Range 21, 20 East. The permit applicant is RLE Ranch, Inc. Attn: Elizabeth Kirkland whose address is 7955 Handcart Rd, Tampa, FL 33545. The Permit No. is 43048355.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

**NOTICE OF RIGHTS**

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

10/31/25LG 1T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
Case No: 2025CA002278CAAXWS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,

vs.

DAYRELIS GARCIA; et al.,
Defendants.

**NOTICE OF ACTION**

TO: FERNANDO AGUSTIN SERGOBIA
12617 Nicole Ln, Tampa, FL 33625

FERNANDO AGUSTIN SERGOBIA
1701 S 39th St, Saint Joseph, MO 64507

UNKNOWN SPOUSE OF FERNANDO AGUSTIN SERGOBIA
12617 Nicole Ln, Tampa, FL 33625

UNKNOWN SPOUSE OF FERNANDO AGUSTIN SERGOBIA
1701 S 39th St, Saint Joseph, MO 64507

DAYRELIS GARCIA
12617 Nicole Ln, Tampa, FL 33625

DAYRELIS GARCIA
1701 S 39th St, Saint Joseph, MO 64507

UNKNOWN SPOUSE OF DAYRELIS GARCIA
12617 Nicole Ln, Tampa, FL 33625

UNKNOWN SPOUSE OF DAYRELIS GARCIA
1701 S 39th St, Saint Joseph, MO 64507

**LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN**

and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

**YOU ARE HEREBY NOTIFIED** that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 398, CREST RIDGE GARDENS, UNIT 3, RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before November 24, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on October 22, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Lender Legal PLLC
1800 Pembrook Dr #250, Orlando, FL 32810

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
Case No: 2025CA002955CAAXWS

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY L. TILLEY, DECEASED; et al.,
Defendants.

**NOTICE OF ACTION**

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY L. TILLEY, DECEASED
9630 Mendel Dr.
New Port Richey, FL 34654

**LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN**

and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

**YOU ARE HEREBY NOTIFIED** that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 117, BASS LAKE ACRES, AS SHOWN ON MAP OR PLAT THEREOF M. B. 4, PAGE 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 2007 NOBILITY HOMES INC. MOBILE HOME WITH SERIAL NUMBERS N110313A/B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before November 24, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on October 21, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Lender Legal PLLC
1800 Pembrook Dr #250, Orlando, FL 32810

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
CASE #: 2025CA001855CAAXES

DAVIES & KERR CONSULTING, INC. AS TRUSTEE FOR DAVIES & KERR CONSULTING, INC. RETIREMENT PLAN
Plaintiff

vs.

UNKNOWN TRUSTEE OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; UNKNOWN BENEFICIARIES OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; ET. AL.;
Defendants.

**NOTICE OF ACTION**

TO: UNKNOWN TRUSTEE OF THE 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023; UNKNOWN BENEFICIARIES OF THE 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023; UNKNOWN TRUSTEE OF THE 3810 AUTUMN PALM DR LAND TRUST; UNKNOWN BENEFICIARIES OF THE 3810 AUTUMN PALM DR LAND TRUST
Last Known Address: Unknown
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

PARCEL A:
THE SOUTH 105 FEET OF THE WEST 414.85 FEET OF TRACT 24, IN THE NORTHWESTERLY 1/4 SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL B:
COMMENCE AT THE NORTHEAST CORNER OF TRACT 24, SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE WEST, 432.10 FEET; THENCE SOUTH 227.40 FEET; THENCE EAST, 198.55 FEET; THENCE SOUTH, 105.00 FEET; THENCE EAST, 233.55 FEET; THENCE NORTH 332.40 FEET TO THE POINT OF BEGINNING. LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID NUMBER: 23-26-21-0020-02400-0010

COMMONLY KNOWN AS: 3810 AUTUMN PALM DR., ZEPHYRHILLS, FLORIDA 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition. Due on or before November 24, 2025.

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on October 16, 2025.

By: /s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Tarokh Law, PLLC
PO Box 10827, Tampa, FL 33679

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP000173CPAXES

IN RE: ESTATE OF
WILFRED RIERA RODRIGUEZ,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Wilfred Riera Rodriguez, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Pasco County, Florida, West Pasco Judicial Center, Probate Division, 7530 Little Rd., New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Nilda Maria Cintron
Nilda Maria Cintron
3505 E. Lake Drive
Land O' Lakes, Florida 34639

Attorney for Personal Representative:
/s/ Trimeshia L. Smiley
Trimeshia L. Smiley, Esq.
FL Bar No. 0117566
The Probate Pro, a division of
Darren Findling Law Firm, PLC
3300 W. Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746
Phone: 407-559-5480
Email: trimeshia@theprobatepro.com
Secondary Email:
floridaservice@theprobatepro.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-001585

IN RE: ESTATE OF
ETHEL MAY TAYLOR
f/k/a Ethel M. Mueller
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Ethel May Taylor, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Jim Mueller
229 Davis Estates Rd.
Athens, GA 30606

Attorney for Personal Representative:
/s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Ave.
St. Petersburg, FL 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
CASE #: 2025CA001855CAAXES

DAVIES & KERR CONSULTING, INC. AS TRUSTEE FOR DAVIES & KERR CONSULTING, INC. RETIREMENT PLAN
Plaintiff

vs.

UNKNOWN TRUSTEE OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; UNKNOWN BENEFICIARIES OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; ET. AL.;
Defendants.

**NOTICE OF ACTION**

TO: ANTONIO F. KAIK
Last Known Address:
1715 W. Jean St., Tampa, FL 33604

**(Continued on next page)**

## PASCO COUNTY

Current Address: Unknown

ROXANA NOVOA
Last Known Address:
10016 N. Hyaleah Rd., Tampa, FL 33617
Current Address: Unknown

ARIOSKY COLLADO
Last Known Address: 8870 N. Himes Ave., Ste. 341, Tampa, FL 33614
Current Address: Unknown

ARIOSKY COLLADO, AS TRUSTEE UNDER 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023
Last Known Address: 8870 N. Himes Ave., Ste. 341, Tampa, FL 33614
Current Address: Unknown

UNKNOWN SPOUSE OF
ANTONIO F. KAIK
Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541
Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541

UNKNOWN TENANT # 1
Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541
Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541

UNKNOWN TENANT # 2
Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541
Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

PARCEL A:

THE SOUTH 105 FEET OF THE WEST 414.85 FEET OF TRACT 24, IN THE NORTHWESTERLY 1/4 SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL B:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 24, SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE WEST, 432.10 FEET; THENCE SOUTH 227.40 FEET; THENCE EAST, 198.55 FEET; THENCE SOUTH, 105.00 FEET; THENCE EAST, 233.55 FEET; THENCE NORTH 332.40 FEET TO THE POINT OF BEGINNING. LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID NUMBER: 23-26-21-0020-02400-0010

COMMONLY KNOWN AS: 3810 AUTUMN PALM DR., ZEPHYRHILLS, FLORIDA 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition. Due on or before November 24, 2025.

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on October 16, 2025.

By: /s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Tarokh Law, PLLC
PO Box 10827, Tampa, FL 33679

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025CC005409CCAXES

GRAND OAKS MASTER ASSOCIATION, INC.,
Plaintiff,

vs.

DANIEL T. KNOX and
VERNA L. JONES-KNOX,
Defendant(s).

**NOTICE OF ACTION**

TO: DANIEL T. KNOX and
VERNA L. JONES-KNOX
4653 Balsam Drive
Land O' Lakes, FL 34639

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:

Lot 11, Block 2, GRAND OAKS PHASE 2, UNITS 1 AND 2, according to the Plat thereof, recorded in plat Book 40, pages 1 through 6 inclusive, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before November 24, 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on October 17, 2025.

By: s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-001547
Division Probate

IN RE: ESTATE OF
MARGARET N. SPROUSE (also known as MARGARET NADINE SPROUSE)
Deceased.

**NOTICE TO CREDITORS**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Margaret N. Sprouse, deceased, File Number 2025-CP-001547, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was December 27, 2023; that the total value of the estate is $11,519,72 and that the names and addresses of those to whom it has been assigned by such order are:

George E. Morrison, Trustee of The Sprouse Family Trust, dated May 13, 2009
40832 River Road, Dade City, FL 33525

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 17, 2025.

Person Giving Notice:
George E. Morrison

Attorney for Person Giving Notice:
/s/ Farral A. Haber
Farral A. Haber, Esquire
Email Address: fah@jowanna.com
Florida Bar No. 97826
2521 Windguard Circle
Wesley Chapel, Florida 33544

10/24-10/31/25 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**
CIVIL DIVISION
Case No.: 2024CA001086CAAXWS

DUKE ENERGY FLORIDA, LLC,
a Florida limited liability company,
f/k/a DUKE ENERGY FLORIDA, INC.,
f/k/a FLORIDA POWER CORPORATION,
Plaintiff,

v.

STARKEY MARKET, LLC,
a Florida limited liability company,
TREY, LLC, a Florida limited liability company,
SRI 2, LLC, a Florida limited liability company,
JAY B. STARKEY, III, an individual,
AARON DERKSEN, an individual,
STARKEY BLUEBERRY FARM LLC,
a Florida limited liability company, and
UNKNOWN ASSIGNS, SUCCESSORS IN INTERESTS, TRUSTEES, OR ANY OTHER PARTY WHO MAY HAVE OR CLAIM RIGHT TO MAINTAIN PERSONAL PROPERTY WITHIN THE REAL PROPERTY AND/OR ARE OTHERWISE IN POSSESSION OF ALL OR SOME PORTION OF THE PROPERTY AT ISSUE IN THIS ACTION,
Defendants.

**NOTICE OF ACTION**

TO: UNKNOWN ASSIGNS, SUCCESSORS IN INTERESTS, TRUSTEES, OR ANY OTHER PARTY WHO MAY HAVE OR CLAIM RIGHT TO MAINTAIN PERSONAL PROPERTY WITHIN THE REAL PROPERTY AND/OR ARE OTHERWISE IN POSSESSION OF ALL OR SOME PORTION OF THE PROPERTY AT ISSUE IN THIS ACTION

Last Known Address: Unknown

YOU ARE NOTIFIED that an action for ejectment, trespass, unlawful entry and detainer, temporary and permanent injunction, unjust enrichment, and declaratory judgment has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorneys, whose name and address is:

Michael P. Silver, Esq.
Florida Bar No. 868701
S. Elizabeth King, Esq.
Florida Bar No. 122031
SHUTTS & BOWEN LLP
4301 W. Boy Scout Boulevard, Suite 300
Tampa, Florida 33607
Telephone: (813) 229-8900
Facsimile: (813) 229-8901

on or before **November 10th, 2025**, and file the original with the clerk of this Court at **Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654** before service on Plaintiff or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

This is an action to recover certain real property more particularly described as (a) the real property owned by Duke Energy Florida and lying generally to the east of 3460 Starkey Boulevard, New Port Richey, Pasco County, Florida 34655; (b) the real property owned by Duke Energy Florida and lying generally to the east of 3030 Starkey Boulevard, New Port Richey, Pasco County, Florida 34655; and (c) the real property owned by Duke Energy Florida and lying generally to the east of 10227 State Road 54, New Port Richey, Pasco County, Florida 34655; and more specifically identified as, respectively:

(a) Parcel ID 19-26-17-0000-00200-0000
(b) Parcel ID 19-26-17-0000-00200-0030
(c) Parcel ID 30-26-17-0000-00300-0010

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.**

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Customer Service Center, Pasco County Govemment Ccnter, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated October 7, 2025

By /s/ Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

Plaintiff's Attorney:
Michael P. Silver, Esq.
Florida Bar No. 868701
Primary Email: msilver@shutts.com
Secondary Email: doneal@shutts.com
S. Elizabeth King
Florida Bar No. 122031
Primary E-mail: eking@shutts.com
Secondary Email: doneal@shutts.com
SHUTTS & BOWEN LLP
4301 West Boy Scout Boulevard, Suite 300
Tampa, Florida 33607
Telephone: (813) 229-8900
Facsimile: (813) 229-8901
*Attorneys for Duke Energy Florida, LLC*

10/10-10/31/25LG 4T

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## PINELLAS COUNTY

**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-008225-ES

IN RE: ESTATE OF
ANTHONY THOMAS CHESKO
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ANTHONY THOMAS CHESKO, deceased, whose date of death was June 7, 2025; File Number 25-008225-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
KRISTINA ANN MONTALVO
7570 46th Avenue N #124
St. Petersburg, FL 33709

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez,com

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA**
PROBATE DIVISION
File Number: 25-005061-ES

IN RE: ESTATE OF
LINDA JEAN COLETTI,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Linda Jean Coletti, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Suzanne Briller
15 Fox Meadow Drive
Westwood, MA 02090

Attorney for Personal Representative:
Kelly Y. Forrest
E-Mail Addresses:
kforrest@millmanlawgroup.com
ltammany@millmanlawgroup.com
Florida Bar No. 85504
Millman Law Group
2101 Corporate Blvd. NW, Ste. 404
Boca Raton, FL 33431
Telephone: 561.463.6480

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-008203-ES

IN RE: ESTATE OF
PATTI SACHS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PATTI SACHS, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
SCOTT A. SACHS
3018 Riverside Drive
Kerrville, Texas 78028

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
Sylvia Noel White P.A.
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail: noel@clearwaterprobateattorney.com

10/31-11/7/25LG 2T

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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-007823-CI
LAKEVIEW LOAN SERVICING LLC
PLAINTIFF,
VS.
MARGARITA DIMITROVA VALCHEVA ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Pending Motions dated the 14th day of October, 2025, and entered in Case No. 23-007823-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and MARGARITA DIMITROVA VALCHEVA; UNKNOWN SPOUSE OF MARGARITA DIMITROVA VALCHEVA; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10 A.M. on the 3rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 131, BILTMORE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE(S) 54 THROUGH 55, AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service.

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 15th day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1021967

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-006891-ES

IN RE: ESTATE OF
PHILIP PURDY THOMPSON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Philip Purdy Thompson, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 10/31/2025.

Personal Representative:
Jan Thomas
717 Hopwell Drive
Chesapeake, Virginia 23323

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

10/31-11/7/25LG 2T

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**(Continued on next page)**

# PINELLAS COUNTY

**IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
File No. 522025CP007541
Division Probate

IN RE: ESTATE OF
ELIZABETH LEE GILLELAND KIRCHNER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Elizabeth Lee Gilleland Kirchner, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 324 S. Ft. Harrison Ave., Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 10/31/2025.

Personal Representatives:
Bryan Joshua Tomlinson, P.R.
5932 Albany Rd.
Coward, SC 29530
Maggie Tomlinson, P.R.
5932 Albany Rd.
Coward, SC 29530

Attorney for Personal Representatives:
Jennifer R. Denorio Esq.
Florida Bar Number: 1035584
LULICH & ATTORNEYS, P.A.
1069 Main Street
Sebastian, FL 32958
Telephone: (772) 589-5500
Fax: (772) 589-8800
E-Mail: jen@lulich.com
Secondary E-Mail: michelle@lulich.com
10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-009264-ES

IN RE: ESTATE OF
JUDITH E. WHARTON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JUDITH E. WHARTON, deceased, whose date of death was December 10, 2024; File Number 25-009264-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
KRISTEN WHARTON RUBINO
7007 Langdale Ct
Greer, SC 29651

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez,com
10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**TRACTION CONTROL ACCOUNTANTS AND ADVISORS**

Owner: Saints Advisory, LLC
7901 4th St N Suite 300
St. Petersburg, FL 33702
10/31/25LG 1T

---

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**MIRROR ENGINE**

Owner: Jared McCluskey
7901 4th St N Ste 15196
St. Petersburg, FL 33702
10/31/25LG 1T

---

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**MOTORSPORTS**

Owner: Bid Properties LLC
3820 Alt 19
Palm Harbor, FL 34683
10/31/25LG 1T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**WINN TEAM YOUR HOME SOLD GUARANTEED REALTY**

Owner: Mulabula, LLC
20 Lisa Ln
Oldsmar, FL 34677
10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-009782-ES
Division 003

IN RE: ESTATE OF
DANIEL MARCUS BOWERS
A/K/A MARC BOWERS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Daniel Marcus Bowers a/k/a Marc Bowers, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Curtis Bowers
2569 S. Acoma Street
Denver, Colorado 80223

Attorneys for Personal Representative:
/s/ MARLA D. BOHLANDER
Florida Bar Number: 0071514
Primary E-mail: mbohlander@trenam.com
Secondary E-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 223-7474
10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-007408-ES
Division 003

IN RE: ESTATE OF
WILLIAM C. DRAEGER, JR.,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of WILLIAM C. DRAEGER, JR., deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
NICHOLAS J. GRIMAUDO
311 Park Place Blvd., Suite 300
Clearwater, FL 33759

Attorney for Personal Representative:
Tyler J. Willis, Attorney
Florida Bar Number: 1033425
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: twillis@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com
10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**
PROBATE, GUARDIANSHIP, AND TRUST DIVISION
CASE NO.: 2024-CP-008032

IN RE: THE ESTATE OF:
BRODY ALLEN SEIGER,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BRODY ALLEN SEIGER., whose date of death was September 21, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate and Guardianship Division, the address of which is 545 1st Ave N, St. Petersburg, Florida 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first publication date of this notice is October 24, 2025.

Petitioner:
Frederick Seiger
35223 Ellis Road
Waynoka, Oklahoma 73860
Tel. No.: (813) 810-3360

Attorney for the Petitioner:
Peter J. Hobson, Esquire
Florida Bar No.: 359076
P.O. Box 292345
Tampa, Florida 33687-2345
peter@pjhobson.com
elizabeth@
evaleraparalegalservicesonmicrosoft.com
10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-009557-ES

IN RE: ESTATE OF
ARTHUR WOODROW LANNING
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ARTHUR WOODROW LANNING, deceased, whose date of death was July 7, 2025; File Number 25-009557-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
DAVID ARTHUR LANNING
8164 Bayhaven Drive
Seminole, FL 33776

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez,com
10/24-10/31/25LG 2T

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**NOTICE OF ACTION**

RE: COMMODORE BEACH CLUB CONDOMINIUM ASSOCIATION, INC

PINELLAS County, Florida
Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Carole Krasnevich-Johnson, Matthew Krasnevich, Joy Krasnevich & Amanada Krasnevich
5121 Saint James Blvd
Lorain, OH 44053
414/01
$881.51

Anne Marie Cinelle
12470 7th Concession
King City, ON L7B1K4 Canada
207/02
$1,266.60

Richard Hainisch
200 Holleman Street
Seneca, SC 29678
713/02
$2,061.68

Peter Scala & Beverly Scala
3790 Liberty Square
Fort Myers, FL 33908
106/02
$4,464.31

Angela J Frerkes
2419 Gulf to Bay Blvd #1323
Clearwater, FL 33765
612/03
$2,862.42

Kelly Forest
4312 Tower Drive
Eau Claire, WI 54703
412/04
$1,266.60

John Mclean
87 Hidden Pond Circle
Smithtown, NY 11787
202/04
$3,306.38

Michael A Morelli & Ellen E Morelli
704 Falling Leaf Court
Deland, FL 32724
107/04
$4,223.18

Mark McGregor, Karie McGregor, Paul McGregor & Adison McGregor
38 Hamilton Avenue
Cobourg, ON K9A1V8 Canada
106/05
$881.51

Margaret Reeds-Alexander
903 Lakeshore Park
Belle River, ON N0R 1A0 Canada
207/05
$881.51

Arthur Connor & Mary L Connor
703 West Academy Street
Madison, NC 27025
105/05
$2,249.03

Michael E Blasing & Julie A Blasing
501 Fountain Street Apt 14
Hicksville, OH 43526-1356
211/06
$1,227.45

Five Star Platinum Worldwide Vacation Sales, LLC
1013 Centre Road Suite 403-A
Wilmington, DE 19805
213/06
$2,677.63

Maralyn K Waline
311 Thompson Avenue
Lehigh Acres, FL 33972
101/46
$2,061.68

Leo Stieber & Dorothy J Stieber
7831 Schubert Avenue
Elmwood Park, IL 60707
613/08
$961.47

William J Hugo Jr
656 Tennyson
Rochester Hills, MI 48307
713/08
$2,061.68

Richard A Fosso
PO Box 567
Lake Mills, WI 53551
110/11
$1,504.46

Robert J Lewis & Elaine Lewis
79295 Rose Dawn
La Quinta, CA 92253
208/11
$1,266.60

Elton G Hoehn & Amy L Hoehn
3206 45th Way East
Bradenton, FL 34203
414/13
$531.27

George T Hoffman
151 West 86th Street Apt #5C
New York, NY 10024
205/13
$3,412.69

Robert Beyfuss
1927 Sandra Drive
Clearwater, FL 33764-4775
107/14
$2,061.68

Joseph F Abraham & Julie Abraham
9111 Frenchmans Creek Drive
Phoenix, NY 13135
110/15
$2,061.68

Clinton R Carr
15518 Caruther Rd
Dover, FL 33527
209/15
$2,061.68

Jessica McDaniel & James McDaniel
1907 N Bargo Street
Plant City, FL 33563
209/16
$881.51

Sherrell Edwards, Loretta Garceau & Nancy Miller
5000 76h Street North
Plant City, FL 33563
611/19
$881.51

Peter J McKnight & Theresa D McKnight
572 Tillman Street
Waukesha, WI 53188
206/19
$881.51

Damien Stallings
1 Pons Road
Plant City, FL 33563
209/19
$881.51

Wanda J Thielmeier, Trustee and Steven Wayne Thielmeier, Trustee of The Wanda J Thielmeier Trust, UTD January 29, 1992
5510 Lois Avenue
Mystic, CT 06355
512/19
$881.51

Mary Wallace, Jennifer Wallace & Carol Hallsey
29 Payson Avenue
Louisville, KY 40219
312/19
$881.51

Gail Laurie Katzel, Carol Lynn Jensen & John Brian Havel
7871 Sailboat Key Blvd #207
South Pasadena, FL 33707
613/20
$676.41

Gloria Lundholm
7836 Pinedrop Lane
PO Box 1859
Kings Beach, CA 96143
204/20
$881.51

Leslee Whittington & Steven Whalen
5530 80th Street N B 106
St Petersburg, FL 33709
104/20
$881.51

Tom Rogers, Tracey Simmons, Kelly Rogers, Paul Rogers, Janice Adkins, Patty Ivers & Austin Simmons
4050 64th Street North
St Petersburg, FL 33709
105/24
$881.51

Tina M Tassinari
PO Box 4417
Tampa, FL 33677
413/25
$881.51

Vincent Castelli Jr
5322 20th Avenue S
Gulfport, FL 33707
211/27
$881.51

Elizabeth Balluzzo
10606 Cami Court
Riverview, FL 33578
314/28
$881.51

Keith D Burden
7238 Stone Haven Court
Pinellas Park, FL 33781
513/29
$881.51

Martha Crawford & James Crawford
20841 Eustis Road
Land O Lakes, FL 34637
101/29
$881.51

Michael Battaglia
10309 N Nebraska Avenue
Tampa, FL 33612
110/31
$881.51

Ralph Della Vecchia & Angie Della Vecchia
5103 Silhouette Court
Spring Hill, FL 34607
313/31
$881.51

Tara Goluba & Jeffrey Barthe
7317 Ashmore Drive
Pinellas Park, FL 34653
101/31
$881.51

Joseph T Huffstickler & Jennifer E Huffstickler
801 NW 41st Street
Lawton, OK 73505
212/34
$881.51

Nicole M Valenti, Mitchell Valenti & Wendy Valenti
6697 Lurais Drive
Lake Worth, FL 33463
101/34
$831.51

John Wallace & Jennifer M Wallace
205 116th Avenue Apt 4
Treasure Island, FL 33706
311/35
$999.80

Vincent Lopano & Tina Lopano
31804 N 45th Street
Cave Creek, AZ 85331
101/36
$881.51

Pete Rocha Jr & Claudette D Rocha
4500 Meadowwood Drive
Mulberry, FL 33660-9641
107/36
$878.98

Paul C Zaglifa & Giana Zaglifa
70 E Rancho Caliente Drive
Cave Creek, AZ 85331
309/36
$573.96

Larry Norris, Myrna Norris, Randy Norris & Denny Norris
974 Schifler Road
Welland, ON L3B5N4 Canada
105/38
$881.51

Carolyn Marie Lawson
19757 Old Livingston Avenue

**(Continued on next page)**

## PINELLAS COUNTY

Lutz, FL 33559
204/40
$881.51

Carolyn Lawson & Barbara Bridges
19757 Old Livingston Avenue
Lutz, FL 33559
103/40
$881.51

Crawford Brown & Delores Brown
PO Box 2181
Mango, FL 33550-2181
214/41
$881.51

Joan C Smith
914 Hollyshore Drive
Lutz, FL 33548
106/42
$881.51

Harold Combs & Shirley Combs
28068 Reinier Drive
West Harrison, IN 47060
103/43
$881.51

Robert W Anderson & Kelly A Anderson
18 Ohio Lane
East Falmouth, MA 02536
511/44
$881.51

Thomas Riccardo III & Thomas Riccardo IV
1365 South Disston Avenue
Tarpon Springs, FL 34689
107/44
$868.19

Kelly A Anderson
18 Ohio Lane
East Falmouth, MA 02536
214/45
$881.51

Michael Sowers, Trustee of The Motor Memorial Trust UA dated September 29, 2021
c/o Jim Monroe
20836 Hall Roads Suite 252
Clinton TWP, MI 43038
612/47
$881.51

John Holland & Sheila Holland
23 Mascuppic Trail
Tyngsboro, MA 01879-1734
414/50
$881.51

Randy F Norris & Stacy L Norris
974 Schifler Road
Welland, ON L3B5N4 Canada
714/50
$881.51

Jeffrey A Adkins & Valerie J Adkins
108 Janet Road
Marietta, OH 45750
206/31
$2,803.35
206/32
$2,803.35

Jeffrey A Adkins, Valerie J Adkins, Harold Adkins & Virginia Adkins
108 Janet Road
Marietta, OH 45750
414/33
$977.60

Heather Elizabeth Armstrong & Kimberley Bryk
1134 Line Avenue
Welland, ON L3C3C3 Canada
206/17
$881.51
206/18
$881.51
102/19
$881.51

Elida Castro, David Rodriguez & Helyda Barragan
8220 Sunrise Lakes Blvd Apt 203
Sunrise, FL 33322
611/31
$881.51
611/32
$881.51

Lisa Buckley
255 Victoria Street
Po Box 73
Belmont, ON N0L1B0 Canada
310/40
$881.51
310/41
$881.51

Elizabeth M Cagney
26138 Desert Rose Lane
Sun City, CA 92586
103/29
$2,193.13
103/30
$2,163.82

Shannon Carter & Michael Carter
9203 Mountain Magnolia Drive
Riverview, FL 33578
203/28
$881.51
413/28
$1,000.11

John L Cinelli
12470 7th Concession
King City, ON L7B1K4 Canada
208/02
$1,266.60
309/02
$1,266.60

Mark Andrew Ferguson
7937 9th Avenue South
St Petersburg, FL 33707
713/16
$881.51
713/17
$881.51

Knute Forest
4312 Tower Drive
Eau Claire, WI 54703
208/01
$ 881.51
412/01
$ 881.51
611/02
$ 881.51
309/03
$ 881.51
214/02
$2,061.68
208/04
$ 881.51
412/05
$ 881.51
212/48
$1,214.69
413/48
$1,266.60
413/49
$1,266.60
208/50
$1,266.60
611/50
$1,266.60
612/50
$1,266.60

## PINELLAS COUNTY

514/51
$1,266.60
612/52
$1,266.60

Marie Cozzo & Joshua Cozzo
33-34 77th Street Apt 3E
Jackson Heights, NY 11372
107/09
$3,559.62
107/11
$3,608.65

Ralph H Hall, Trustee & Bessie F Hall, Trustee of The Ralph H Hall and Bessie F Hall Revocable Trust, dated June 10, 1998
13844 Arden Drive
Hudson, FL 34667
201/16
$2,706.06
201/17
$2,589.23
414/20
$2,061.68
414/21
$1,127.82

Walter Heffernan, Trustee of The Walter Heffernan Living Trust Dated August 19, 2009
26451 73rd Avenue
Floral Park, NY 11004
513/40
$2,061.68
513/41
$2,061.68

Conrad A Hoffman & Patricia A Hoffman
821 Lynnwood Avenue
Brick, NJ 08723
311/12
$1,266.60
311/13
$2,856.77

Helen Kelly
c/o Sheila Kelly & Laurie Maher
23-270 Timberbank Blvd
Toronto, ON M1W2M1 Canada
514/14
$4,065.43
514/15
$1,324.83
514/16
$865.09
514/17
$2,824.88

Harold N Girard & Olga E Girard
ADDRESS UNKNOWN
Tampa, FL 33610
209/35
$6,011.42
712/49
$3,976.94

Neil Maher
844 Harrison Avenue
Schenectady, NY 12306
208/42
$2,061.68
101/48
$2,061.68
104/48
$2,867.79

James P Oldman
32 Hills Road
Ajax, ON L1S2W4 Canada
101/15
$881.51
103/28
$751.50

James Oldman, Ryan Oldman & Sean Oldman
32 Hills Road
Ajax, ON L1S2W4 Canada
106/28
$1,729.75
207/36
$2,061.68

Anthony Prestipino Jr
370 23rd Avenue SW
Largo, FL 33778
202/38
$976.75
211/38
$1,013.33

Mercedes Riccardo
1365 South Disston Avenue
Tarpon Springs, FL 34689
207/43
$2,061.68
207/44
$2,061.68

Betty Russell
Box 645
Sunbridge, ON P0A1Z0 Canada
104/11
$881.51
104/12
$881.50

Barbara M Rocco a/k/a Barbara M Sutliff, Frank Rocco & Joseph Rocco
3807 Paulhill Road
N Chesterfield, VA 23236
310/06
$1,266.60
310/07
$1,266.60
513/06
$1,266.60
513/07
$1,266.60

William Salo & Carolyn Salo
38 Yonge Mills Road
Lyn, ON K0E1M0 Canada
101/51
$2,180.13
101/52
$1,325.59

Kelley Shouse a/k/a Kelly Shouse
7567 Valleywatch
Florence, KY 41042
110/03
$1,266.60
108/04
$1,266.60

Scott Smith & Kathleen Smith
4825 Diebold Ranch Road
West Branch, MI 48661
108/17
$2,803.35
209/17
$2,867.79

Denise Terry
10 Northview Terrace
Hookset, NH 03106-1727
106/14
$881.51
106/15
$881.51

James Donald Waites, Rose-Marie Waites, Stephanie Cart, Alexandra Waites & Spencer Waites
318 Crossland Gate
Newmarket, ON L3X1B2 Canada
101/40
$881.51

James Donald Waites & Rose-Marie Waites

## PINELLAS COUNTY

318 Crossland Gate
Newmarket, ON L3X1B2 Canada
714/40
$881.51
714/41
$881.51

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in PINELLAS County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in COMMODORE BEACH CLUB, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 5171, Page 687, of the Public Records of PINELLAS County, Florida, and all amendments thereof and supplements thereto, if any.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of you signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR COMMODORE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

DATED this 17th day of OCTOBER, 2025.

Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE for COMMODORE BEACH CLUB CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-009268-ES

IN RE: ESTATE OF
DIANA JEAN SHEPLER,
A/K/A DIANA J. SHEPLER,
A/K/A DIANA SHEPLER
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Diana Jean Shepler, a/k/a Diana J. Shepler, a/k/a Diana Shepler, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Stephanie Goldun
3518 W. Ballast Point Boulevard
Tampa, Florida 33611

Attorney for Personal Representative:
Jessica Marie Cooper, Esquire
Attorney
Florida Bar Number: 795011
Cooper Estate Law, PLLC
4805 S. Himes Avenue
Tampa, Florida 33611
Telephone: (813) 831-3376
E-Mail: jcooper@cooperestatelaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-008308-ES
Division 003

IN RE: ESTATE OF
DANIEL MARCUS BOWERS
A/K/A MARC BOWERS,
Deceased.

**NOTICE TO CREDITORS**

## PINELLAS COUNTY

The administration of the estate of Daniel Marcus Bowers a/k/a Marc Bowers, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Curtis Bowers
2569 S. Acoma Street
Denver, Colorado 80223

Attorneys for Personal Representative:
/s/ MARLA D. BOHLANDER
Florida Bar Number: 0071514
Primary E-mail: mbohlander@trenam.com
Secondary E-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 223-7474

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-008558-ES
Section 003

IN RE: ESTATE OF
STANLEY R. FREIDEL, JR., aka
STANLEY R. FREIDEL, aka
S. ROBERT FREIDEL, aka
S. ROBERT FREIDEL JR., aka
STANLEY ROBERT FREIDEL, aka
BOB FREIDEL,
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of STANLEY R. FREIDEL, JR., aka STANLEY R. FREIDEL, aka S. ROBERT FREIDEL, aka S. ROBERT FREIDEL JR., aka STANLEY ROBERT FREIDEL, aka BOB FREIDEL, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ DONNA FREIDEL
111 Dorado Avenue
Sewell, NJ 08080

Attorney for Personal Representative:
/s/ Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

10/24-10/31/25LG 2T

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NOTICE OF ACTION

RE: VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC
PINELLAS County, Florida

## PINELLAS COUNTY

NON-JUDICIAL TIMESHARE FORECLOSURE PROCESS

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Joyce W O'Brien
1388 Hill Drive
Largo, FL 33770
4401/12
$1,308.92

Basil V Patterson & Margie R Patterson
8033Harper Road
Hixon, TN 37343
2204/17
$1,308.92

Paula Louise Schmidt
4604 49th Street N, #10037
Saint Petersburg, FL 33709
5508/22
$1,308.92
5508/23
$900.14

John Daily & Joan Daily
2808 Lithia Pinecrest Road, Apt 105
Valrico, FL 33596-5618
6601/28
$1,308.92

Gwen Thompson & Jennifer Francisco
17 Pineridge Court
Newcastle, Ontario L1B 1B9 Canada
4402/39
$1,308.92

Hazel Brown
1114 Bonnie Drive
Tallahassee, FL 32304
5503/45
$1,308.92

Jordan Zimilover
4062 Wolverton D
Boca Raton, FL 33434
4401/71
$1,308.92

Melvin Davis & Ladonna R Davis
407 Hageman Lane
Cedar Hill, TX 75104
6609/51
$1,308.92

Joseph R Viola
1834 Dawn Ridge Avenue
Henderson, NV 89074
4408/42
$1,000.00

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in PINELLAS County, Florida, to-wit:

Unit Numbers and Annual Timeshare Use Periods (as set forth above) in VOYAGER BEACH CLUB, a Condominium as more particularly defined and governed by that certain Declaration of Condominium thereof and all appurtenances thereto, as recorded in Official Records Book 5477, Page 1561 in the Public Records of Pinellas County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire

TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC

201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 15th day of October, 2025.

Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE for VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO: 25-006862-CO

PENTHOUSE GROVES ASSOCIATION NO. A, INC,
a Florida not-for-profit corporation,
Plaintiff,

vs.

PAUL D. SIVESIND and SHELLY BAILEY, husband and wife,
Defendants.

**NOTICE OF ACTION**

STATE OF FLORIDA

TO: PAUL D. SIVESIND and SHELLY BAILEY, husband and wife,, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action for Declaratory Judgment Determining Condominium Unit is Abandoned and to Appoint a Receiver to Lease Abandoned Unit in Pinellas County, Florida:

Unit B-215, PENTHOUSE GROVES UNIT A, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3452, Page 429, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to

**(Continued on next page)**

## PINELLAS COUNTY

serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED this 16th day of October, 2025.

Ken Burke, Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk

10/24-11/14/25LG 4T

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**IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO: 25-002673-CO

PINE MEADOWS CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

ESTATE OF FRED N. CROSS and UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 25-002673-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINE MEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and ESTATE OF FRED N. CROSS, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **November 20, 2025**, in an online sale at www.pinellas.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the Plat thereof recorded in Condominium Plat Book 48, Page 109, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5162, Page 1118 through 1165 inclusive, as amended by instrument recorded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all recorded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.

Property Address: 1890 Wolford Road #1, Clearwater, FL 33760-1439

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated October 16, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
Primary E-Mail:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 Fax (727) 736-2305
Attorney for Plaintiff

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**
Case No: 25-006267-FD
UCN: 522025DR006267XXFDFD

Erica Michelle Unterreiner
Petitioner,

and

James Milford Farrell,
Respondent.

**NOTICE OF ACTION**

TO: James Milford Farrell
8504 Abell Way
Waldorf, MD 20603

YOU ARE NOTIFIED that an action for Change of Custody of the minor Child, Lexi Michelle Unterreiner, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Petitioner's attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before 28 days after date of first publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired.

WITNESS my hand and seal of the Court this 10th day of October, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

10/17-11/7/25LG 4T

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**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

## PINELLAS COUNTY

Case No.: 25-6365-FD
Division: 17

CATHERINE MILLER,
Petitioner,

and

NEVILLE MILLER,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: NEVILLE MILLER
Last known address: N/A

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CATHERINE MILLER, whose address is 2131 Ridge Rd S Apt #109, Largo, FL 33778, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: None

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/7/2025

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**
Case No.: 25-005761 FD

AYLIN SOTO SERRA,
Petitioner,

and

WILFREDO SOTO GONZALEZ,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**
**(NO CHILD OR FINANCIAL SUPPORT)**

TO: WILFREDO SOTO GONZALEZ
Last known address: N/A

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on AYLIN SOTO SERRA, whose address is 7001 142nd Avenue, Lot 188, Largo, FL 33771, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: N/A

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/6/2025

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**
Case No.: 25-6392-FD

SHANE LAMOUREUX,
Petitioner,

and

ALLISON LAMOUREUX,
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**
**(NO CHILD OR FINANCIAL SUPPORT)**

TO: ALLISON NICOLE LAMOUREUX
Last known address: N/A

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SHANE LAMOUREUX, whose address is 2144 Victoria Dr, Clearwater, FL 33763, on or before 28 days after first publication, and file the original with the clerk of this Court at Fessler Center, 3165 McMullen Booth Rd, Building B, Clearwater, FL 33761 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide

## PINELLAS COUNTY

how the following real or personal property should be divided: None

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/2/2025

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

10/10-10/31/25LG 4T

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## POLK COUNTY

**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP001317A000BA

IN RE: ESTATE OF
GARY EVERETT SHARP,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Gary Everett Sharp, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Patricia Jean Partridge
922 Osprey Lane
Rockledge, Florida 32955

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**
CIVIL DIVISION
Case No. 2025CC001224

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC001224, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 74, BERKLEY RIDGE PHASE 3, according to the map or plat thereof as recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida.

## POLK COUNTY

Property Address: 1048 Bethpage Road, Auburndale, FL 33823-8407

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated October 28, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

10/31-11/7/25LG 2T

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**IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**
CIVIL DIVISION
Case No. 2025CC-003354-0000-00

WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-003354-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. is Plaintiff and JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 43, Winchester Estates, as per plat thereof, recorded in Plat Book 143, Page 16, of the Public Records of Polk County, Florida.

Property Address: 3358 Winchester Estates Circle, Lakeland, FL 33810-4364

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated October 28, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003140
Division 14

IN RE: ESTATE OF
TIMOTHY MICHAEL HARDEE
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Timothy Michael Hardee, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM

## POLK COUNTY

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Heather Phillips
540 Pintail Circle
Auburndale, Florida 33823

Attorney for Personal Representative:
/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
RORY B. WEINER PA
635 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 681-3300
Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail:
jwallace@roryweiner.com

10/31-11/7/25LG 2T

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IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004647000000
MATRIX FINANCIAL SERVICES CORPORATION
PLAINTIFF,
VS.
ELISEO CORTEZ, UNKNOWN SPOUSE OF ELISEO CORTEZ, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of October, 2025, and entered in Case No. 2023CA004647000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein TH MSR Holdings LLC is the Plaintiff and ELISEO CORTEZ; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA GRISELDA CORTEZ are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of December 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 13, SPRING PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 50, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT PART OF LOT 12, SPRING PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 50, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF LOT 12, AND RUN SOUTH 80 DEGREES 37 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 75.15 FEET; THENCE NORTH 04 DEGREES 58 MINUTES 57 SECONDS WEST 164.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE FOREST CIRCLE, SAID POINT BEING ON A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 50.00 FEET, CHORD BEARING OF NORTH 88 DEGREES 22 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 48.37 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 51 MINUTES 02 SECONDS, AN ARC DISTANCE OF 50.48 FEET; THENCE SOUTH 30 DEGREES 33 MINUTES 29 SECONDS WEST 25.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 06 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 131.36 FEET TO THE POINT OF BEGINNING.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 27th day of October, 2025.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023651

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IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002840A000BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICKIE HATFIELD A/K/A VICKIE MARIE HATFIELD F/K/A VICKIE MARIE CHISOLM, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Lutasha Brown
Last Known Address: 419 Majestic Gardens Blvd., Winter Haven, FL 33880
Current Residence: UNKNOWN

**(Continued on next page)**

## POLK COUNTY

TO: Lutasha Brown
Last Known Address: 3254 Ramond St Saginaw MI 48601.
Current Residence: UNKNOWN
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Vickie Hatfield A/K/A Vickie Marie Hatfield F/K/A Vickie Marie Chisolm
Last Known Address: 419 Majestic Gardens Blv, Winter Haven, FL 33880
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 2 of Gardens Subdivision, according to the Plat thereof as recorded in Plat Book 137, Page(s) 23 and 24, of the Public Records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/11/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
WITNESS my hand and the seal of this Court this 24th day of October, 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By:/s/ Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1023605

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IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA005016000000
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ALEXANDER VILLA, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Emergency Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for October 10, 2025 dated the 8th day of October, 2025, and entered in Case No. 2023CA005016000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALEXANDER VILLA, MARIANGELI AYALA PADILLA, AND LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 196, Lakeside Landings Phase 3, according to the plat as recorded in Plat Book 168, Pages 5 through 7, of the Public Records of Polk County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 15th day of October, 2025.
By: __/s/ Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1021940

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IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-000885-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
vs.
ACHILLE AUGUSTE, DARLINE FELIX AUGUSTE, PINNACLE POINT COMMUNITY ASSOCIATION, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of October, 2025, and entered in Case No. 2024-CA-000885-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DARLINE FELIX AUGUSTE, ACHILLE AUGUSTE, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BEN LIMA, PINNACLE POINT COMMUNITY ASSOCIATION, INC. AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 24, Pinnacle Point, according to the plat thereof recorded in Plat Book 185, Page 20, of the Public Records of Polk County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 15th day of October, 2025.
By: Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1021991

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IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-002955-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
SCOTT DOUGLAS MIDGLEY, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Spouse of Scott Douglas Midgley
Last Known Address: 4147 Muirfield Loop, Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: Unknown Spouse of Scott Douglas Midgley
Last Known Address: 9818 Bernwood Place Drive, Unit 306, Fort Myers, FL 33966
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 12, Lake Ashton Golf Club Phase I according to the map or plat thereof as recorded in Plat Book 117, Pages 19-27 in the Public Records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 11/23/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
WITNESS my hand and the seal of this Court this 16th day of October, 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1023161

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP003280A000BA

IN RE: ESTATE OF
CRYSTAL LYNN WHITE-RUSSO
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of CRYSTAL LYNN WHITE-RUSSO, deceased, whose date of death was November 28, 2024; File Number 2025CP003280-A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
LYNDA DAWN WHITE
PO Box 731
Tarpon Springs, FL 34688

Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
**Eservice for all attorneys listed above:**
**GADeservice@GendersAlvarez.com**

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-003431
Division 14

IN RE: ESTATE OF
RUSSELL GERALD LEDUC
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Russell Gerald Leduc, deceased, whose date of death was December 26, 1946, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 306 Lakeview Drive, Winter Haven, FL 33880. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/ Tammy Renee Larson
6010 Village Center Dr
Lithia, Florida 33547

Attorney for Personal Representative:
/s/ J. Scott Reed
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, FL 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

10/31-11/7/25 2T

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**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA**
PROBATE DIVISION
CASE NO.: 2025CP003041A000BA
DIVISION: PROBATE

IN RE: ESTATE OF
JUDY ANN PFEIL
a/k/a JUDY ANN SWANBERG PFEIL
Deceased.

**NOTICE TO CREDITORS**

**ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:**

The administration of the estate of JUDY ANN PFEIL a/k/a JUDY ANN SWANBERG PFEIL, deceased, File Number 2025CP003041A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Jody Thompson Provenza
1202 8th Street NW
Winter Haven, Florida 33881

Attorney for Personal Representative:
JOHN W. GARDNER, ESQUIRE
JOHN W. GARDNER, P.A.
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

10/31-11/7/25LG 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025CP002828A000BA

IN RE: ESTATE OF
AVONELL HENSLEY LAPE
A/K/A AVONELL LAPE
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of AVONELL HENSLEY LAPE A/K/A AVONELL LAPE, deceased, whose date of death was November 9, 2024; File Number 2025CP002828A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
JASON LAPE
1197 Zachary Drive
Frostproof, FL 33843

Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
**Eservice for all attorneys listed above:**
**GADeservice@GendersAlvarez.com**

10/31-11/7/25LG 2T

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**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**ODDLY BEE**

Owner: Abigail Waldron
439 Loma Del Sol Dr.
Davenport, FL 33896

10/31/25LG 1T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-003545

IN RE: ESTATE OF
MARIA CRISTINA MANDELBLAT
a/k/a CRISTINA G. MANDELBLAT,
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of Maria Cristina Mandelblat a/k/a Cristina G. Mandelblat, Deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other Creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Yakov Mandelblat
321 Meadow Green Drive
Davenport, Florida 33837

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003359
Division 14

IN RE: ESTATE OF
MELTON LEROY PEARSON
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Melton Leroy Pearson, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Ellen Hanna Pearson
638 Laura Lane
Auburndale, Florida 33823

Attorney for Personal Representative:
/s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

10/24-10/31/25 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003495
Division 14

IN RE: ESTATE OF
SEAN JOSEPH TRINKLE
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Sean Joseph Trinkle, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at

**(Continued on next page)**

## POLK COUNTY

the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Yvette D. Trinkle
5336 Grimes Road
Polk City, Florida 33868

Attorney for Personal Representative:
/s/ J. Scott Reed
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

10/24-10/31/25 2T

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**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-002357

IN RE: ESTATE OF
THOMAS FRANCIS WINIKUS,
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Thomas Francis Winikus, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Thomas Winikus
Thomas Winikus
4828 Herndon Way
Auburndale, FL 33823

Attorneys for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-003040-A000BA
Division Probate

IN RE: ESTATE OF
DAVID U. ARANGO
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of David U. Arango, deceased, whose date of death was July 22nd, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-

## POLK COUNTY

LICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Vivian A. Marquez
3004 Laguna Street
San Francisco, CA 94123

Attorneys for Personal Representative:
Flick Law Group, PL
3700 Conway Road, Suite 100
Orlando, FL 32812
Telephone: 407-273-1045
Florida Bar No. 366803
Email Addresses: jim@jflicklawyer.com
mbfigueroa@jflicklawyer.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2023-CA-006434

RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION, n/k/a TRAX FEDERAL CREDIT UNION,
Plaintiff,
v.
DEREK F. MENCHAN a/k/a DEREK MENCHAN, ET AL.,
Defendants.

**NOTICE OF SALE**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Polk County, Florida, I will sell the property situated in Polk County, Florida described as:

Lot 30, Eula Vista Subdivision, according to the map or plat thereof as recorded in Plat Book 32, Page 34, Public Records of Polk County, Florida, a/k/a 550 Sears Avenue NE, Winter Haven, Florida 33881 (Parcel ID#: 26-28-16-538000-000300

at a public sale, to the highest bidder for cash on **January 6, 2026**, at **10:00 a.m.**, after first giving notice as required by Section 45.031, in an online sale at the following website: www.polk.realforeclose.com in accordance with Section 45.031, Florida Statutes (1979).

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaIl, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

ARTHUR S. CORRALES, ESQ.
P.O. Box 340687
Tampa, Florida 33694
(813) 908-6300
Attorney for Plaintiff
FL Bar Number: 316296
acorrales@arthurcorraleslaw.com

10/24-10/31/25LG 2T

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**IN THE COUNTY COURT OF TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**
Case No.: 53-2025-CA-002569-A000-BA-04

FLORIDA TRUST SERVICES, LLC, A Florida limited liability company as Trustee of the W HICKORY STREET LAND TRUST #1145 dated August 18, 2023
Plaintiff
vs.
ROBERT E. LANDGRAF; CLINTON A. LANDGRAF; DONNA K. JASONIS; and SANDRA A. MEADOWS
Defendant

**NOTICE OF ACTION**

TO: SANDRA A. MEADOWS, deceased, her heirs at law and any and all persons claiming right, title or interest in the real property described below adverse to Plaintiff's title.

YOU ARE NOTIFIED that an action to partition a parcel of real estate on the following property in Polk County, Florida:

Lot 12, Block J, LAKE BEULA HEIGHTS DIVISION NO. 4, according to the map or plat thereof as recorded in Plat Book 6, Page 37, public records in and for Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 8, 2025.

Stacy M. Butterfield
Polk County Clerk of the Court

By: /s/ Illegible
Deputy Clerk

Staack & Simms, PLLC
51 S. Main Ave., Clearwater, FL 33765

10/17-11/7/25LG 4T

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## SARASOTA COUNTY

**IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**
CIVIL DIVISION
Case No. 2025 CC 003518

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
DINH TRUNG NGUYEN and UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 003518, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, DINH TRUNG NGUYEN, is Defendant. The Clerk of the Court will sell to the highest bidder for cash on December 8, 2025 in an online sale at www.sarasota.realforeclose.com beginning at 9:00 AM, the following property as set forth in said Final Judgment, to wit:

Unit 23-C-3, RAMBLEWOOD ACRES, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1044, Pages 1842 to 1874, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 8, P 4, of the Public Records of Sarasota County, Florida.

Property Address: 3242 Ramblewood Drive North, Sarasota, FL 34237-3818

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

Dated October 28, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

10/31-11/7/25LG 2T

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### NOTICE OF SUSPENSION
**SARASOTA COUNTY**

To: RODNEY A. MORISSAINT
Case No.: CD202507139/D 3438128

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/31-11/21/25LG 4T

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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2022 CA 003655 NC
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF,
VS.
JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 5, 2023 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on November 14, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 63, GOLDEN ACRES, SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1023539

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## SARASOTA COUNTY

**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA**
PROBATE DIVISION
File Number: 2025-CP-1849

IN RE: ESTATE OF
Christine Siggelakis
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Christine Siggelakis, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the petitioner and petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 31, 2025

Petitioner:
James Sigelakis
2937 Woodcrest Dr
Sarasota, Florida 34239

Attorney for Petitioner:
Andrew James Oram
Florida Bar Number: 1015374
308 Avenue G SW Ste 209
Winter Haven, FL 33880
Telephone: (863) 259-4743
E-Mail: office@oram.law
Secondary E-Mail: andrew@oram.law

10/31-11/7/25LG 2T

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**NOTICE OF ACTION**

RE: LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC

SARASOTA County, Florida
Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Ira Adelman and Marla Weiner
5126 Carew Street
Houston, TX 77096
105/07 Even
$595.69
105/07 Odd
$595

Gail Albritton-Manuel
4116 16th Avenue West
Bradenton, FL 34205
303/24 Odd
$595.69

Charles Coker and Janice Coker
N 4807 449th Street
Menomonie, WI 54751
302/32 Even
$2,308.07

Steven O'Dell and Melanie Dinsmore
15127 Springview Street
Tampa, FL 33624
102/24 Even
$595.69

Jillian Fisher and Simon Fisher
900 Wilson Road N #1401
Oshawa, Ontario L1G 2T7 Canada
208/08 Even
$2,357.95

James Granan and Helga Granan
P.O. Box 6323
Sun City Center, FL 33571
103/22 Even
$2,308.07
103/22 Odd
$2,308.07

Mark Lahr
6769 Azalea Drive
Indianapolis, IN 46214
202/17 Odd
$3,359.84

Nashville Holdings, LLC and Shaikh Usman Even
C/O Agnese Vespe & Sylvie Sir
1980 Sherbrooke O, Suite 440
Montreal, QC H3H 1E3 Canada
302/19 Odd
$1,712.38
302/40 Even
$1,712.38

David Wallace and Sharon Wallace
2103 East Charles Road
Marion, IN 46952
103/18 Odd
$595.69
103/18 Even
$656.43

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in SARASOTA County, Florida, to-wit:

Timeshare estates consisting of an estate for years, together with an undivided remainder interest in fee simple absolute as tenant in common in and to the Condominium Unit Numbers and Week Numbers (as set forth herein) and a corresponding undivided interest in the common furnishings which are appurtenant to each such Condominium

## SARASOTA COUNTY

Parcel as well as the exclusive right each year to use and occupy the Unit within LONGBOAT BAY CLUB, A Condominium , according to the Declaration of Condominium thereof, as recorded in Official Records Book 1666, Page 538, et seq., and as per plat thereof recorded in Condominium Book 19, Pages 47 through 47E inclusive, of the Public Records of Sarasota County, Florida and any and all amendments thereto, if any.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 20th day of OCTOBER, 2025.

Thomas L Avrutis, Esquire, TRUSTEE

TRUSTEE for LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025 CP 004953 NC

IN RE: ESTATE OF
MICHAEL P. BOCCAROSSA
(AKA MICHAEL PETER BOCCAROSSA)
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL P. BOCCAROSSA (AKA MICHAEL PETER BOCCAROSSA), deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ MICHAEL BOCCAROSSA
22711 Night Heron Way
Bradenton, FL 34202

Attorney for Personal Representative:
/s/ BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA**
PROBATE DIVISION
File No. 24 CP 005751 NC

IN RE: ESTATE OF
PETER LLOYD BROOKS
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PETER LLOYD BROOKS, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237, United States. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE

## OSCEOLA COUNTY

FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:

Attorney for Personal Representative:
/s/ BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com
10/24-10/31/25LG 2T

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**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA**
PROBATE DIVISION
FILE NO.: 2025 CP 003319 SC

IN RE: ESTATE OF
ALICJA MARTA PAULER,
Deceased.

**NOTICE TO CREDITORS**

The administration of the ancillary estate of ALICJA MARTA PAULER, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address and overnight mailing address of which is 2000 Main Street, Sarasota, Florida 34237, and whose regular mailing address is P.O. Box 3079, Sarasota, Florida 34230-3079. The name and address of the ancillary personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

## PASCO COUNTY

Ancillary Personal Representative:
Viki Pauler, Petitioner
24 Summit Avenue
Hagerstown, Maryland 21740
viki.pauler@mdcourts.gov

Attorney for Ancillary Personal Representative:
Bernard William Semler II, Attorney at Law
Florida Bar No.: 1036234
Bernard Semler Law LLC
4064 Alan Drive
Largo, Florida 33771
Telephone: (301) 733-1222
Facsimile: (301) 733-3912
Email: bsemler@semlerlawllc.com
Secondary Email: semlerlawllc@yahoo.com
10/24-10/31/25LG 2T

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**NOTICE OF ACTION**
***Sarasota County***

***BEFORE THE BOARD OF NURSING***

*IN RE: The license to practice Nursing Assistance*

**Jamese M. Bryant, C.N.A.**
**1852 19th Street**
**Sarasota, FL 34234**

**1770 24th Street**
**Sarasota, FL 34234**

**1931 Central Avenue**
**Sarasota, FL 34234**

***CASE NO.: 2023-32202***
***LICENSE NO.: CNA343382***

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Linda B. Kipling, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9861.

If no contact has been made by you concerning the above by November 21, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.
10/10-10/31/25LG 4T

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**IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA**
Case No.: 2025DR5199NC

CRISTIANE FERNANDES
Petitioner,
and
TREVOR JOHN BILODEAU
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**
**(NO CHILD OR FINANCIAL SUPPORT)**

TO: TREVOR JOHN BILODEAU
Last known address:
19369 US Highway 19, Apt 413
Clearwater FL 33764

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CRISTIANE FERNANDES, whose address is 10101 Morning Mist Ln, Sarasota, FL 34241 on or before 11/10/2025, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34237 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: NONE

**Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address(es) on record at the clerk's office.**

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.**

Dated 10/06/2025

Karen E. Rushing, Clerk
Clerk of the Circuit Court

By: /s/ Jason Bolden
Deputy Clerk
10/10-10/31/25LG 4T

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# PUBLIC NOTICE

**FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT SEVEN**
**ANNOUNCEMENT OF STUDY APPROVAL**

On September 9, 2025, the Florida Department of Transportation (FDOT), pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT, was granted Location and Design Concept Acceptance for:

**Interstate 75 (I-75)**
**Project Development and Environment (PD&E) Study**
**from Moccasin Wallow Road to south of US 301**
Work Program Item (WPI) Segment No: 419235-2

The Preferred Alternative includes adding two express lanes (ELs) in each direction within the existing Interstate 75 (I-75) median throughout the project limits and making interchange improvements at State Road (SR) 674 and Gibsonton Drive. The project is expected to relieve congestion, enhance safety, and improve operating conditions along the corridor.

The Preferred Alternative Typical Section includes designating the existing mainline travel lanes as General Use Lanes (GULs), which will remain. Adjacent to the GULs, two 12-foot-wide ELs and 12- to 15-foot-wide inside shoulders will be added within the I-75 median in each direction. The ELs and GULs will be separated by a 4-foot-wide painted and delineated buffer. The project also includes improvements at the SR 674 and Gibsonton Drive interchanges.

The addition of express lanes will require the widening of 16 existing bridges over local roads and waterways. In addition, two new bridges are proposed at the SR 674 interchange to connect collector-distributor roads to the existing loop ramps. Two new bridges are also proposed at the Gibsonton Drive interchange, one for westbound Gibsonton Drive over I-75 and one for the westbound to northbound ramp over the Alafia River.

The Preferred Alternative will not require the acquisition of additional right-of-way (ROW) along I-75 for roadway or interchange improvements; however, additional ROW will be required for construction of offsite stormwater management facilities (SMF) and floodplain compensation (FPC) sites.

This project is now eligible to proceed to the next phase of development. Currently, only the Gibsonton Drive interchange improvement project, under WPI Segment No. 437650-2, is funded for design and ROW acquisition in FDOT's Adopted Five-Year Work Program (FY 25/26 to 29/30). Additional phases and projects will be programmed as funding becomes available.

For additional information on the PD&E study, please visit the project website at: www.fdotd7studies.com/projects/i75/

or contact:

Kirk Bogen, P.E.
Environmental Management Engineer
kirk.bogen@dot.state.fl.us

Kris Carson
Public Information Officer
kristen.carson@dot.state.fl.us

For information on the Gibsonton Drive Interchange project (WPI Segment No: 437650-2) please contact: Jeffrey Drapp, P.E., Consultant Design Project Manager, jeffrey.drapp@dot.state.fl.us

Si usted tiene preguntas o comentarios, o si simplemente desea más información, por favor comuníquese con nuestro representante, Manuel Flores, (813) 975-6279, manuel.flores@dot.state.fl.us

**Follow us on social media**

Facebook.com/MyFDOTTampa/
Instagram.com/MYFDOT_Tampa/
X.com/MyFDOT_Tampa
Youtube.com/user/myfdottampa/feed

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# ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) announces the following public hearing to which all interested persons are invited. Draft Sarasota Bay SWIM Plan Update Public Hearing. The District's Surface Water Improvement and Management, or SWIM, program evaluates priority water bodies, identifies challenges and implements projects to improve water quality and natural systems. The District is currently updating the SWIM plan for Sarasota Bay. An overview of the draft plan will be presented and public comment will be accepted at the hearing. The Plan may be viewed or downloaded on the District's website at WaterMatters.org/projects/SWIM/Sarasota-Bay.

DATE/TIME:
Tuesday, November 18, 2025, 9 a.m.

PLACE:
Tampa Office, 7601 US Highway 301 North, Tampa, FL 33637

A copy of the agenda may be obtained by contacting: WaterMatters.org – Boards, Meetings & Event Calendar; 1(800)423-1476 (FL only) or (352)796-7211.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the agency at least 5 days before the workshop/meeting by contacting: SWFWMD Human Resources Office Chief at 1-800-423-1476 (FL only) or 352-796-7211; TDD (FL only) 1-800-231-6103; or email to ADACoordinator@WaterMatters.org.

If any person decides to appeal any decision made by the Board/Committee with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence from which the appeal is to be issued.

For more information, you may contact: Lori.Manuel@WaterMatters.org; 1-800-423-1476 (FL only) or 352-316-7643.
10/31/25LG 1T

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# INVITATION TO BID

The **TAMPA SPORTS AUTHORITY**, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Artificial Turf to be installed at Raymond James Stadium.

**BID #25-01**
ARTIFICIAL TURF
RAYMOND JAMES STADIUM
**MANDATORY PRE-BID CONFERENCE**
MONDAY, NOVEMBER 3, 2025 AT 10AM
(ENTRANCE B/C OFF HIMES AVENUE - RAYMOND JAMES STADIUM)
**BID DUE DATE**
WEDNESDAY, NOVEMBER 12, 2025 *NOT LATER THAN* 9AM

Bid packages will be available for distribution on Friday, October 24, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 16th Day of October 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
10/31/25LG 1T

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## NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell certain lands owned by the District:

SWF Parcel 13-001-765S (TBC-33)

Real estate in Hillsborough County consisting of approximately .56 acres in Section 23, Township 29 South, Range 19 East. The Property Appraiser for Hillsborough County, Florida, identifies this property as a portion of A-21-29-19-PRV-000000.00005.0.

Specifications may be obtained from the District by calling 352-796-7211 or 1-800-423-1476 (Florida only).
10/17-10/31/25LG 3T

Hillsborough County Florida

# AVISO DE AUDIENCIA PÚBLICA

## INFORME DE ESTRATEGIAS DE INCENTIVOS DE VIVIENDA LOCAL DEL CONDADO HILLSBOROUGH

## PROGRAMA DE ASOCIACIÓN DE INICIATIVAS DE VIVIENDA ESTATAL

La Junta Asesora de Vivienda Asequible del Condado Hillsborough celebrará una audiencia pública el **17 de noviembre de 2025** para aprobar su evaluación y las recomendaciones finales sobre las estrategias locales de incentivos para la vivienda, incluidas en el Informe de la Estrategia Local de Incentivos para la Vivienda (LHIS) para el Programa de la Asociación de Iniciativas de Vivienda Estatal (SHIP) del Estado de Florida. El Condado ha completado una evaluación de los incentivos requeridos, según lo definido en el Estatuto de Florida.

En la Audiencia Pública se considerarán las siguientes estrategias y recomendaciones sobre incentivos para la vivienda:

- Considerar la creación de una Directiva Administrativa para la revisión de cualquier política, procedimiento, ordenanza o disposición del Plan que pueda afectar el costo de la vivienda asequible (Incentivo para el Proceso de Revisión Continua).
- Considerar la posibilidad de reducir las tarifas de solicitud y los plazos para la reurbanización y readaptación de edificios existentes (Incentivo para la Obtención Acelerada de Permisos).

Se anima a los ciudadanos, organismos públicos y demás partes interesadas a examinar el contenido del Informe de Estrategias Locales de Incentivos para la Vivienda (LHIS) propuesto y a enviar comentarios. Copias del Informe LHIS están disponibles para su consulta en las siguientes ubicaciones del 2 al 17 de noviembre de 2025:

- Página web de Servicios de Vivienda Asequible: https://hcfl.gov/departments/affordable-housing-services
- Servicios de Vivienda Asequible - 601 East Kennedy Blvd., 24th Floor, Tampa, FL 33602
- Bibliotecas locales:
  - Arthenia L. Joyner University Area Community Library – 13619 N 22nd St., Tampa, Florida
  - Temple Terrace Public Library – 202 Bullard Parkway, Temple Terrace, Florida
  - 78th Street Community Library – 7625 Palm River Rd., Tampa, Florida
  - Jimmie B. Keel Regional Library – 2902 W. Bearss Ave., Tampa, Florida
  - Bruton Memorial Library – 302 McLendon St., Plant City, Florida

La Junta Asesora de Vivienda Asequible celebrará una audiencia pública el 17 de noviembre de 2025 a las 9:00 a.m. para recibir comentarios y aportaciones sobre el Informe de la Estrategia Local de Incentivos para la Vivienda. Esta audiencia se llevará a cabo presencialmente en el Frederick B. Karl County Center, ubicado en 601 E. Kennedy Blvd., piso 26, Salas de Conferencias A y B.

Quien desee intervenir durante la audiencia pública puede hacerlo contactando a la Junta Asesora de Vivienda Asequible (AHAB) en AffordableHousingServices@HCFL.gov. Deberá proporcionar su nombre y número de teléfono en su solicitud por correo electrónico. El presidente llamará a los oradores por su nombre, en el orden en que enviaron su solicitud. La prioridad se otorga por orden de llegada. Se permite un máximo de tres (3) minutos por orador. No se aceptarán inscripciones para la Audiencia Pública de la Junta Asesora de Vivienda Asequible del 17 de noviembre de 2025 después de las 8:30 a.m. del día de la audiencia.

También puede enviar comentarios o documentos antes de la audiencia a:
Hillsborough County Affordable Housing Services
Attn: Willette Hollinger
P.O. Box 1110, Tampa, Florida 33601
correo electrónico: HollingerW@HCFL.gov
TTY 7-1-1. Para información en español,llamar al (813) 272-5900.

EQUAL HOUSING OPPORTUNITY

SHIP housing a stronger Florida

(Continued on next page)